

# 415 87-12-XA PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 203.4 to permit an Amenty Open Space percentage of 18.5% in lieu of the required 25% and from Section 203.3 pursuant to Section 101 to permit a Floor Area Ratio of 0.55 in lieu of the required 0.50 and Section 203.3.C to allow a freestanding sign of 51 sq. ft. in lieu of the permitted 8 sq. ft. of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. A portion of the tract to be developed is zoned DR-16 and will be left open.
2. Without the requested Variances, which are in harmony with the spirit and intent of the Zoning Regulations, the petitioners will sustain practical difficulty and unreasonable hardship.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:  
E. Pete Summerfield et al  
(Type or Print Name)  
Signature  
Address  
City and State  
Attorney for Petitioner:  
Mark T. Willen  
(Type or Print Name)  
Signature  
Address  
City and State  
Attorney's Telephone No.: 363-4444

Legal Owner(s):  
Harry L. Snyder  
(Type or Print Name)  
Signature  
Address  
City and State  
Name, address and phone number of legal owner, contractor, purchaser or representative to be contacted  
Name  
Address  
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of June, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 8th day of July, 1986, at 1:00 o'clock.

Cell John  
Zoning Commissioner of Baltimore County.

(over)

# 415 87-12-XA PETITION FOR SPECIAL EXCEPTION TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a Class "B" Office Building

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:  
E. Pete Summerfield et al  
(Type or Print Name)  
Signature  
Address  
City and State  
Attorney for Petitioner:  
Mark T. Willen  
(Type or Print Name)  
Signature  
Address  
City and State  
Attorney's Telephone No.: 363-4444

Legal Owner(s):  
Harry L. Snyder  
(Type or Print Name)  
Signature  
Address  
City and State  
Name, address and phone number of legal owner, contractor, purchaser or representative to be contacted  
Name  
Address  
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of June, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 8th day of July, 1986, at 1:00 o'clock.

Cell John  
Zoning Commissioner of Baltimore County.

(over)

# BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner  
Norman E. Gerber, AICP  
FROM: Director, Office of Planning & Zoning  
Date: June 23, 1986

SUBJECT: Zoning Variance Petition No. 87-12-XA

The only reference to a sign on the petitioner's plat a note stating "24. Prop. sign to be determined". Consequently, this office has no choice but to vigorously oppose the granting of a sign variance. Further, this office is of the opinion that if the hearing on the sign variance proceeds without this office's opportunity to review and comment, such action would be in violation of Section 22-26 of the Baltimore County Code. As to the remainder of the request, please consider the actions of the CRG to be the position of this office.

NEG:JGH:bjs

CPS-008

# BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 26, 1986

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Chairman

MEMBERS

Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Mark T. Willen, Esquire  
110 Painters Mill Road - Suite 6  
Owings Mills, Maryland 21117

RE: Item No. 415 - Case No. 87-12-XA  
Petitioner: Harry L. Snyder  
Petition for Special Exception and Zoning Variance

Dear Mr. Willen:

The Zoning Plans Advisory Committee and the County Review Group (CRG) have both reviewed the plans submitted with the above referenced petition. The comments from the CRG have been added to those of the Zoning Plans Advisory Committee and are part of this case file. They are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commission with recommendations as to the suitability of the requested zoning.

This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,  
James E. Dyer / JED  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: George William Stephens, Jr.  
and Associates, Inc.

# Maryland Department of Transportation State Highway Administration

May 22, 1986

Mr. A. Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

ATTENTION: JAMES DYER

Dear Mr. Dyer:

On review of the submittal of 4/14/86, the State Highway Administration finds the concept plan generally acceptable.

All access to Reisterstown Road (Route 140) must be through S.H.A. Permit with the posting of a \$5,000.00 bond or Letter of Credit to guarantee construction.

Very truly yours,

Charles Lee, Chief  
Bureau of Engr. Access Permits  
by: George Wittman

CL-GW:es

cc: J. Ogile

My telephone number is 301-659-1350

303-7555 Baltimore Metro - 800-541 D.C. Metro - 1-800-422-5062 Statewide Toll Free  
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

# BALTIMORE COUNTY DEPARTMENT OF PLANNING AND ZONING COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

June 17, 1986

Re: Zoning Advisory Meeting of MAY 20, 1986  
Item # 415  
Property Owner: HARRY L. SNYDER  
Location: NE/S OF REISTERSTOWN RD.  
186.06' NW OF GARRISON VIEW RD.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ The proposed arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 20-58 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on 5/13/86.
- ☒ The property is located in a deficient service area as defined by Capacity Use Certificate has been issued. The deficient service is:
- ☒ The property is located in a deficient service area as defined by Capacity Use Certificate has been issued. The deficient service is:
- ☒ The property is located in a deficient service area as defined by Capacity Use Certificate has been issued. The deficient service is:

A CRG III-306 (K/S ST THOMAS GREEN PROFESSIONAL BUILDING) WILL BE HELD 6/26/86

cc: James Howell

Ernest A. Boser  
Chief, Current Planning and Development

# BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this 2nd day of June, 1986.

ARNOLD JABLON  
Zoning Commissioner

Petitioner: Harry L. Snyder  
Petitioner's Attorney: Mark T. Willen, Esquire

Received by: James E. Dyer  
Chairman, Zoning Plans Advisory Committee

87-12-XA

6/22/87





PAUL H. RENCKE  
CHIEF

May 20, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Harry L. Snyder

Location: NE/S Reisterstown Road, 186.06' NW Garrison View Rd.

Item No.: 415 Zoning Agenda: Meeting of 5/20/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

(x) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comment at this time.

REVIEWER: *John F. O'Neill* Noted and Approved: *John F. O'Neill*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/mb

CRG MEETING OF JUNE 26, 1986  
ST. THOMAS GREEN

1) 2, 10 & 100 year peak SMT required.

2) Infiltration of the one inch storm must be investigated at final design.

3) The developer's engineer must verify that curb openings as shown are a suitable outfall or discharge will have to be conveyed through adjacent property to a suitable outfall. Any offsets R/W required must be obtained prior to issuance of permits.

*Thomas A. McDonough*  
6/6/86

Project #86126  
St. Thomas Green (Now Called: St. Thomas Professional Building)  
Page 2  
June 24, 1986

GENERAL COMMENTS: (Cont'd)

The Plan is satisfactory pending conformance with the following comments.

HIGHWAY COMMENTS:

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

In accordance with Bill No. 32-72, street lights are required in all developments. The Developer will be responsible for the full cost of installation of the cable, poles and fixtures. The County will assume the cost of the power after installation.

Ramps shall be provided for physically handicapped persons at all street intersections.

Sidewalks are required adjacent to the public roads serving this site. The walks shall be 5 feet wide and shall be installed to conform with Baltimore County Standards, which places the back edge of the sidewalk 2 feet off the property line, or the adjacent unencumbered area.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the deeding in fee of said rights-of-way to the County. Preparation of all construction, rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Project #86126  
St. Thomas Green (Now Called: St. Thomas Professional Building)  
Page 4  
June 24, 1986

WATER AND SANITARY SEWER COMMENTS: (Cont'd)

The Developer will be given credit for one system Connection Charge for each existing house which is now connected into the public services.

This property is subject to Water and/or Sewer System Connection Charges based on the size of water meters utilized in accordance with current County Policy.

Fire hydrant spacing and location are subject to review and approval by the Fire Protection Section of the Fire Department.

The total Water and/or Sanitary Sewer System Connection Charge is determined, and payable, upon application for the Plumbing Permit. This Charge is in addition to the normal front foot assessment and permit charges.

Offsite rights-of-way are necessary for sanitary sewer. The Developer is hereby advised that the final plat and/or building permits will not be approved until the offsite right-of-way is acquired. The County reserves the right to make the necessary contacts for acquisition of rights-of-way.

Occupancy Permits shall be withheld until offsite right-of-way and utility construction as required have been cleared and the contract for the utilities has been awarded.

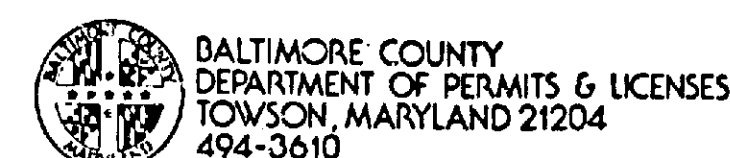
This site is subject to the sewer allocation policy as established by the Baltimore County Council.

*Edward A. McDonough* /RUB

EDWARD A. McDONOUGH, P.E., Chief  
Developers Engineering Division

EAM:RWB:ss

cc: File



TED ZALESKI, JR.  
DIRECTOR

June 5, 1986

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: June 24, 1986

FROM: Edward A. McDonough, P.E., Chief  
Developers Engineering Division

PROJECT NAME: St. Thomas Green  
(Now Called: St. Thomas Professional Building)  
PROJECT NUMBER: #86126  
LOCATION: Reisterstown Road  
DISTRICT: 3C3

The Plan for the subject site, dated April 14, 1986, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

The State Health Department Construction Permits for each private utility (water, sanitary sewer and storm drains) totaling over 400 feet in length will be obtained through the Baltimore County Department of Public Works.

The proposed private utilities and roads shall be drawn on County Standard Linens and shall follow County Standards for size, materials and construction details, and shall be submitted to the Bureau of Public Services for review and approval.

All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

Any manmade embankment over 10 feet vertically shall be designed and/or approved by a soils engineer. The following note is to be placed on the sediment control plans and grading plans before approval will be given:

"All manmade embankments have been designed and/or certified for stability by a soils engineer."

The Developer shall be responsible for damages to the County's facilities, such as water meters, manholes, curbs and gutters and inlets within his site. Occupancy Permits will be withheld until such damages have been corrected.

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item #415 Zoning Advisory Committee Meeting are as follows:

Property Owner: Harry L. Snyder  
Location: NE/S Reisterstown Road, 186.06 feet NW Garrison View Road  
District: 3C3

APPLICABLE CODES ARE:

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #17-1 - 1980) and other applicable Codes and Standards.

2. A building and other miscellaneous permits shall be required before the start of any construction. Hazard permits are required.

3. Residential: The sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is not required on Plans and Technical data.

4. Commercial: Turn sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Registered seals are not acceptable.

5. All the Group except Sub-Group Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. Sub-Group require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 101.7, Section 101.8 and Table 101.9. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

6. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your architect/engineer contact this department.

7. The requested variance appears to conflict with Section(s) of the Baltimore County Building Code.

8. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use/Group are from the to Use to Use or to Mixed Use. See Section 311 of the Building Code.

9. The proposed project appears to be located in a Flood Plain, Flood/Reversion. Please see the attached copy of Section 214.2 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.

10. Comments: Putting a dumpster under a stairway (exit) is not a safe condition as numerous fires are started in dumpsters by vandals. Comply to Section 609.2.3, 1702.10 (5), or 1702.11 (3). See also Section 1111.2 for window protection required. See elevator requirements of the State Handicapped Code. Also,

11. These abbreviated comments reflect only the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full review of any permit. If desired, curb cuts, the applicant may obtain additional information by visiting Room 107 of the County Office Building at 11 V. Chesapeake Avenue, Towson, Maryland 21204.

Building access, and  
useability for the  
Handicapped.

Project #86126  
St. Thomas Green (Now Called: St. Thomas Professional Building)  
Page 3  
June 24, 1986

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

In accordance with Baltimore County Council Grading Ordinance (Bill No. 13-85), a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit.

A sediment control plan is required. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

The Developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way following completion of the initial grading of the boxed-out subgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the Baltimore County Sediment Control Manual. Minimum acceptable stabilization measures will be as specified in the Baltimore County Sediment Control Manual under "Critical Area Stabilization (With Semi-Permanent Seedings)".

Failure by the Developer to accomplish the stabilization as aforementioned will result in the termination of all processing phases of this development.

Onsite drainage facilities serving only areas within the site are considered private. Therefore, construction and maintenance shall be the Developer's responsibility. However, a drainage area map, scale 1"=200', including all facilities and drainage areas involved, shall be shown on a plan and submitted to Baltimore County for review.

WATER AND SANITARY SEWER COMMENTS:

A preliminary print of this property has been referred to the Baltimore City Water Division for review and comment in regard to adequacy of water pressure in this development. Comments have been received from the City and their comments are:

"...service may be obtained from the Pikesville Fourth Zone.

The proposed office building may be served from the existing 3/4-inch water service off the existing 16-inch main in Reisterstown Road, unless projected water demands would require a larger service.

All mains within the project not in public roads will not be serviced or maintained by the City."

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: June 26, 1986

FROM: ZONING OFFICE

PROJECT NAME: ST. THOMAS PROFESSIONAL BLDG.  
(formerly ST. THOMAS GREEN) PLAN: 5/12/86

LOCATION: NE/S Reisterstown Road between  
St. Thomas Lane and Garrison  
View Road REV: 6/20/86

DISTRICT: 3rd Election District

REVISED PLAN KEY:  
COMPLIANCE WITH COMMENT CHECKED  
NON-COMPLIANCE IS CIRCLED  
ADDITIONAL COMMENTS ADDED LAST

1. A petition for Special Exception for a Class "B" office building and variances from sections:

- 203.4 to permit an A.O.S. percentage of 18.97 in lieu of the required 25%  
- 101 (Definition of Class "B" Office) to permit a F.A.R. of .58 in lieu of the allowed .5  
- 203.3.C to permit a freestanding sign of 51 square feet in lieu of the allowed 8 square feet on the building

was filed in the zoning office on 5/9/86 under Item #415. A case number has been assigned (87-12-XA) and a hearing date has been set for 7/8/86 at 1:00 p.m.

2. Check the site plan as shown against the "B" office building map. It appears that at least 1/2 of the 16' x 16' area as shown may be used for parking. Adjust the A.O.S. and F.A.R. calculations accordingly and also the variance petition.

3. If the 8 feet area between the rear of the building and the 16' x 16' parking is to be included in the A.O.S. provided it must be planted.

4. It is requested that any plan changes due to the C.R.G. process be included in the zoning file prior to the hearing and any zoning approvals are contingent on outcome of the hearing.

*W. Carl Richards Jr.*  
W. Carl Richards Jr.  
Zoning Coordinator



BALTIMORE COUNTY, MARYLAND  
SUBJECT: COUNTY REVIEW GROUP COMMENTS  
FROM: OFFICE OF PLANNING AND ZONING  
DATE: June 26, 1986  
PROJECT NAME: ST. THOMAS PROFESSIONAL BUILDING  
COUNCIL & ELECTION DISTRICT: C-3 III-306  
PLAN  
PLAN EXTENSION  
REVISED PLAN  
PLAT

The Office of Planning has reviewed the revised plan dated 6/20/86 and submits the following comments:

- Under the provisions of Section 22-104, the development of property in the R.O. zone shall be designed to achieve a number of objectives including compatibility of the proposed development with surrounding uses. In order to assist in this determination, cross sections will be required showing the relationship of the proposed development to the existing adjacent uses. Two cross sections are required; north to south and east to west.
- Additional planting is needed to create an effective screen between the site and adjacent residential development. A dense screening, 3' - 4' high on installation should be planted to supplement the deciduous trees.
- A final landscape plan must be approved by this office prior to issuance of building permits.

*Gary L. Kerns*  
Gary L. Kerns  
Current Planning and Development

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE  
TO: James A. Markle  
FROM: Charles K. Weiss  
SUBJECT: St. Thomas Green  
Reisterstown Road  
CRG 6/26/86  
Date: June 18, 1986

Baltimore County does not provide commercial refuse collection, however, this site as designed would be impossible to service without sufficient height to the building to enable a truck to pass underneath. Backing onto or off of Reisterstown Road is impossible.

Per John Smith of Stephens & Assoc., some alternative plan for refuse will be presented.

CKW/ms

CPS-008

Maryland Department of Transportation  
State Highway Administration  
William K. Hellmann  
Secretary  
Hal Kassoff  
Administrator  
June 17, 1986

Mr. J. Markle, Chief  
Bureau of Public Services  
County Office Building  
Towson, Maryland 21204  
Re: CRG Meeting of 6-26-86  
"St. Thomas Green"  
E/S Reisterstown Rd.  
Route 140, South of  
St. Thomas Lane

Dear Mr. Markle:

On review of the submittal of 4-14-86 for "St. Thomas Professional Building", the State Highway Administration finds the concept plan generally acceptable.

It is requested that all Baltimore County Permits be held until State Highway Administration Permit is applied for and a \$5,000.00 bond or Letter of Credit is posted to guarantee construction.

Very truly yours,

*Charles K. Weiss*  
Charles K. Weiss, Chief  
Bureau of Engineering  
Access Permits

By: George Wittman

CL:GW:maw

cc: Mr. J. Ogile

My telephone number is (301) 659-1350

Teleprinter for Impaired Hearing or Speech  
383 7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-432-5062 Statewide Toll Free  
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE  
TO: Mr. Brooks Stafford, Director  
Environmental Support Services  
FROM: *Charles K. Weiss*  
Waste and Water Quality Management  
SUBJECT: ENVIRONMENTAL EFFECTS REPORT  
CRG MEETING  
Date: June 16, 1986  
Time: 11:00  
(Name)  
(Date)  
(Time)

PLAN REVIEW NOTES

- General plan and zoning proposed on 6-5  
(Describe site)
- Public water and public sewer is proposed.
- On stream on site  
(Describe streams on-site)
- The wetland on site  
(Describe wetland soils on-site)
- Storm Water Management required.
- proposed impervious area.

RESPONSES

The Environmental Effects Report is not approved. In order to receive approval, the following checked items/conditions must be met.

The Environmental Effects report is approved, subject to the following checked items/conditions.

- No development is allowed in (soil/name & symbol)
- A revised site plan indicating no development in must be submitted.

DEPARTMENT OF TRAFFIC ENGINEERING  
BALTIMORE COUNTY, MARYLAND  
TO: Mr. James Markle  
FROM: C. Richard Moore  
SUBJECT: C.R.G. Comments  
Date: 6-25-86  
PROJECT NAME: St. Thomas Green  
C.R.G. PLAN: X  
PROJECT NUMBER & DISTRICT: 3C3 86126  
DEVELOPMENT PLAN:  
LOCATION: Reisterstown & St. Thomas  
RECORD PLAT:

The following comments are offered:

- It is recommended that a recorded agreement be made for the future use-in-common access to the north.
- The plan needs to show this access relocated 15 ft. to the east with 2.75 ft wide landscaped areas on either side of the 20 ft. access.
- The proposed turnaround area needs to note fire lane signs.
- It is recommended that the proposed turnaround area be extended approximately 5 feet at each end with paving blocks which grass can grow through.
- The curb return radii on Reisterstown Road should be 15 ft., subject to SHA approval.

*C. Richard Moore*  
C. Richard Moore  
Deputy Director  
Department of Traffic Engineering

CRM:GU:lt

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE  
TO: James Markle  
FROM: Charles K. Weiss  
SUBJECT: St. Thomas Professional Bldg.  
CRG 6/26/86  
Date: June 18, 1986  
REVISED

The amended submission for a pull off area in front of this building, while a good idea, is too tight to provide room for a truck to pull off Reisterstown Rd., pick up a dumpster and return to the traffic flow.

We, therefore, cannot approve the plan.

CKW/ms

CPS-008

COUNTY REVIEW GROUP  
COMMENTS ON PROPOSED SUBDIVISION PLANS  
BALTIMORE COUNTY DEPARTMENT OF HEALTH  
ST. THOMAS GREEN  
Subdivision Name, Section and/or Plat  
Developer and/or Engineer  
Waycross Falls  
No. of Lots 1  
Total Acreage 0.57  
Public Water  
Public Sewer  
6-24-86  
Date

COMMENTS ARE AS FOLLOWS:

- Soil percolation tests are required; a minimum of two test are required within a designated 10,000 square foot sewerage disposal reserve area. For further information regarding these requirements, contact this office at 494-2762.
- Soil percolation test have been conducted. Revised plans, must be submitted prior to approval of plat, are not required and the plat can be approved as submitted. Contact this office for more complete information, 494-2762.
- Public sewers, public water, must be utilized and/or extended to serve the property.
- A Hydrogeological Study and Environmental Effects Report for this subdivision, must be submitted, is incomplete and must be revised, has/have been reviewed and approved.
- A Water Appropriation Permit Application, must be submitted, has been submitted. NOTE: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.
- It is recommended the plan, be approved as submitted, be approved as submitted subject to the following conditions noted: *See above and on the attached memo dated 6-16-86*
- It is recommended this plan not be approved at this time. See revisions and/or comments.

REVISIONS AND/OR COMMENTS:

*The existing sewage disposal system must be pumped and backfilled or removed prior to grading*

SS 7802

Mr. Brooks Stafford  
Environmental Effects Report  
Page Two  
1. The developer must follow the Health Department Wetland Guidelines.  
2. (Other)

C. BEST MANAGEMENT PRACTICES

- All areas except that used for buildings, sidewalks and paved parking will be planted with vegetated cover and/or landscaped as soon as possible after final grading and maintained in such condition.
- Dirt and debris accumulating on private roads and parking lots will be removed according to the following schedule: May through October, concurrent with grass mowing; November through April, monthly.
- Snow removal will be by mechanical means except in severe snow and ice conditions, when deicing compounds may be used.
- Application of fertilizers, herbicides and pesticides will not exceed recommendations of the University of Maryland Cooperative Extension Service.
- Filling will not occur in grassed or lined drainage ditches or swales.
- 

ipms

6/22/87



BALTIMORE COUNTY, MARYLAND  
SUBJECT: COUNTY REVIEW GROUP COMMENTS  
FROM: OFFICE OF PLANNING AND ZONING  
DATE: June 26, 1986

PROJECT NAME: ST. THOMAS PROFESSIONAL BUILDING  
COUNCIL & ELECTION DISTRICT: C-3 III-306

PLAN  
PLAN EXTENSION  
REVISED PLAN  
PLAT

The Office of Planning has reviewed the revised plan dated 6/20/86 and submits the following comments:

- Under the provisions of Section 22-104, the development of property in the R.O. zone shall be designed to achieve a number of objectives including compatibility of the proposed development with surrounding uses. In order to assist in this determination, cross sections will be required showing the relationship of the proposed development to the existing adjacent uses. Two cross sections are required; north to south and east to west.
- Additional planting is needed to create an effective screen between the site and adjacent residential development. A dense screening, 31' - 41' high on installation should be planted to supplement the deciduous trees.
- A final landscape plan must be approved by this office prior to issuance of building permits.

*Gary L. Kerns*  
Gary L. Kerns  
Current Planning and Development

BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3610

TED ZALESKI, JR.  
DIRECTOR

July 9, 1986

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
Towson, Maryland 21204

Dear Mr. Jablon: Revised  
Comments on Item # 415 / Zoning Advisory Committee Meeting are as follows:

Property Owner: Harry L. Snyder  
Location: NE/S Reisterstown Road, 186.06 feet NW Garrison View Rd.  
District: 3rd

APPLICABLE CODES ARE CITED:

- All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.S.C.I. #117-1 - 1980) and other applicable Codes and Standards.
- A building and other miscellaneous permits shall be required before the start of any construction.
- Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland architect or Engineer is not required on plans and technical data.
- Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Registered seals are not acceptable.
- All the Group except R-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. For the Group require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 107, Section 108-2 and Table 100. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your architect/engineer contact this department.
- The requested variance appears to conflict with Section(s) of the Baltimore County Building Code.
- When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Group are from Use to Use, to Use, or to Mixed Use. See Section 312 of the Building Code.
- The proposed project appears to be located in a Flood Plain, Tidal/Silverline. Please see the attached copy of Section 55.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the 1st and the finish floor levels including basement.
- Comments: See Section 144.2 for possible window or opening protective requirements.
- Three abbreviated comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 102 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

4/27/86

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Zoning Item # 415, Zoning Advisory Committee Meeting of 5/20/86

Property Owner: Harry L. Snyder

Location: NE/S Reisterstown Rd. 186.06 ft NW Garrison View Rd. District 3rd

Water Supply: Public Sewage Disposal: Private

COMMENTS ARE AS FOLLOWS:

- Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

IN RE: PETITION FOR SPECIAL EXCEPTION AND ZONING VARIANCES  
NE/S of Reisterstown Road  
186.06' NW of Garrison View Rd.  
(10019 Reisterstown Road)  
3rd Election District  
Harry L. Snyder, Petitioner

BEFORE THE  
DEPUTY ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 87-12-XA

The Petitioner herein requests a Special Exception to use the subject property for a Class "B" office building, and additionally, Variances to permit an Amenity Open Space (AOS) percentage of 18.5% in lieu of the required 25%, to permit a Floor Area Ratio (FAR) of 0.55 in lieu of the required 0.50, and to allow a freestanding sign of 51 sq. ft. in lieu of the permitted 8 sq. ft. attached to the building.

Co-counsel for the Petitioner proffered that the County Review Group (CRG) had approved a plan on June 26, 1986, providing AOS of 16% and therefore, he requested an equivalent amendment to the Petition.

Testimony by and on behalf of the Petitioner indicated that, at purchase time, he thought the entire site was zoned R0, whereas, in fact, there is a strip of DR 16 zoned land on both the rear and south sides. If the entire site were zoned R0, the AOS and FAR requirements would be met by the plan filed herein, prepared by George William Stephens, Jr. and Associates, Inc., revised June 27, 1986, marked Petitioner's Exhibit 1. The original plan submitted to the CRG placed the office building closer to Reisterstown Road, but the County requested modifications that led to the building being placed further from the rear lot line. In turn, led to the request for a sign variance since an 8 sq. ft. sign would not be adequately visible on a building approximately 70 feet back from property line. The Petitioner has shown a possible sign location, but

ORDER RECEIVED FOR FILING  
DATE 7/15/86  
BY [Signature]  
Baltimore County Department of Health

BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204-2586  
494-4500

PAUL H. RENCKE  
CHIEF

BALTIMORE COUNTY, MARYLAND  
DATE: JUNE 9, 1986

SUBJECT: SUBDIVISION REVIEW COMMENTS  
FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION  
BUREAU, PLANS REVIEW DIVISION  
CAPTAIN JOSEPH KELLY

PROJECT NAME: ST. THOMAS GREEN  
PROJECT NUMBER: CRG AGENDA, 6/26/86, 11:00 AM  
LOCATION: REISTERSTOWN ROAD  
DISTRICT # 3

COMMENTS:

- CRG 01  
PROPOSED BUILDINGS SHALL BE DESIGNED AND CONSTRUCTED SO AS TO MEET THE APPLICABLE PROVISIONS OF THE FIRE PREVENTION CODE AND THE NFPA 101 LIFE SAFETY CODE, 1981 EDITION.
- CRG 04  
ACCESS ROADS SHALL BE POSTED WITH FIRE LANE SIGNS ALONG ITS ENTIRE LENGTH.
- CRG 09  
ALL FIRE HYDRANT SPACING SHALL BE IN ACCORDANCE WITH THE BALTIMORE COUNTY STANDARD DESIGN MANUAL, SEC 2.4.4, FIRE HYDRANTS.

DRIVE-THROUGH AREA UNDER PROPOSED BUILDING SHALL HAVE A CLEAR HEIGHT OF 13 FEET 6 INCHES TO PERMIT ACCESS FOR EMERGENCY APPARATUS.

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner  
FROM: Norman E. Gerber, AICP  
DIRECTOR, Office of Planning & Zoning

DATE: June 23, 1986

SUBJECT: Zoning Variance Petition No. 87-12-XA

The only reference to a sign on the petitioner's plat a note stating "24. Prop. sign to be determined". Consequently, this office has no choice but to vigorously oppose the granting of a sign variance. Further, this office is of the opinion that if the hearing on the sign variance proceeds without this office's opportunity to review and comment, such action would be in violation of Section 22-26 of the Baltimore County Code. As to the remainder of the request, please consider the actions of the CRG to be the position of this office.

*Norman E. Gerber*  
Norman E. Gerber, AICP

NEG:JGH:bjs Revision to the above comment:  
I reviewed a revised plan dated June 27, 1986. This revision showed details of sign as to size, appearance and location. On the basis of this plan, the office does not have any problem with the proposed sign as shown.

*Norman E. Gerber*  
Norman E. Gerber, AICP  
July 7, 1986

PETITIONER'S  
EXHIBIT 2

CPS-008

Zoning Item # 415 Zoning Advisory Committee Meeting of 5/20/86  
Page 2

- Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- Soil percolation tests (have been/must be) conducted.
  - The results are valid until \_\_\_\_\_.
  - Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
  - shall be valid until \_\_\_\_\_.
  - is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- Others: Field inspection of 6/3/86 revealed a failing septic system. Current property owner should have septic system inspected by a licensed plumber for possible corrections. Additional perc tests may also be required. If sale of property occurs as proposed, the septic system will have to be pumped, then, either backfilled or removed.

*[Signature]*  
Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86

requests flexibility to allow its placement closer to the entrance. The architect testified that the proposed building will be compatible with both the larger buildings and the residences in the community. It will have a pitched roof, horizontal massing, and brick similar to the nearby Sandelewood condominiums. The size of the building was determined by the Petitioner's needs, approximately 3,000 sq. ft. presently, as well as space for rental. In order to provide 18.5% AOS as requested in the Petition, instead of the 16% requested at the beginning of the hearing, four of the excess parking spaces would have to be eliminated as redlined on the plan filed herein, prepared by George William Stephens, Jr. and Associates, Inc., revised June 27, 1986, and marked Petitioner's Exhibit 3. The message portion of the proposed sign will not exceed 11 sq. ft. per side, as indicated on Petitioner's Exhibit 3.

There were no Protestants.

Pursuant to the advertisement, posting of property and public hearing, in the opinion of the Deputy Zoning Commissioner, strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty or unreasonable hardship upon the petitioner, the requirements of Section 502.1 of the BCZR have been met, and the health, safety and general welfare of the community will not be adversely affected. Therefore, the Special Exception and Variances should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 15th day of July 1986, that the herein requests for a Special Exception to use the property described herein for a Class "B" office building as indicated on the Petitioner's Exhibit 3, and Variances to permit an AOS percentage of 18.5%, an FAR of 0.57, and to allow a freestanding sign of 51 sq. ft. be GRANTED, from and after the date of this Order, subject, however, to

ORDER RECEIVED FOR FILING  
DATE 7/15/86  
BY [Signature]  
Baltimore County Department of Health

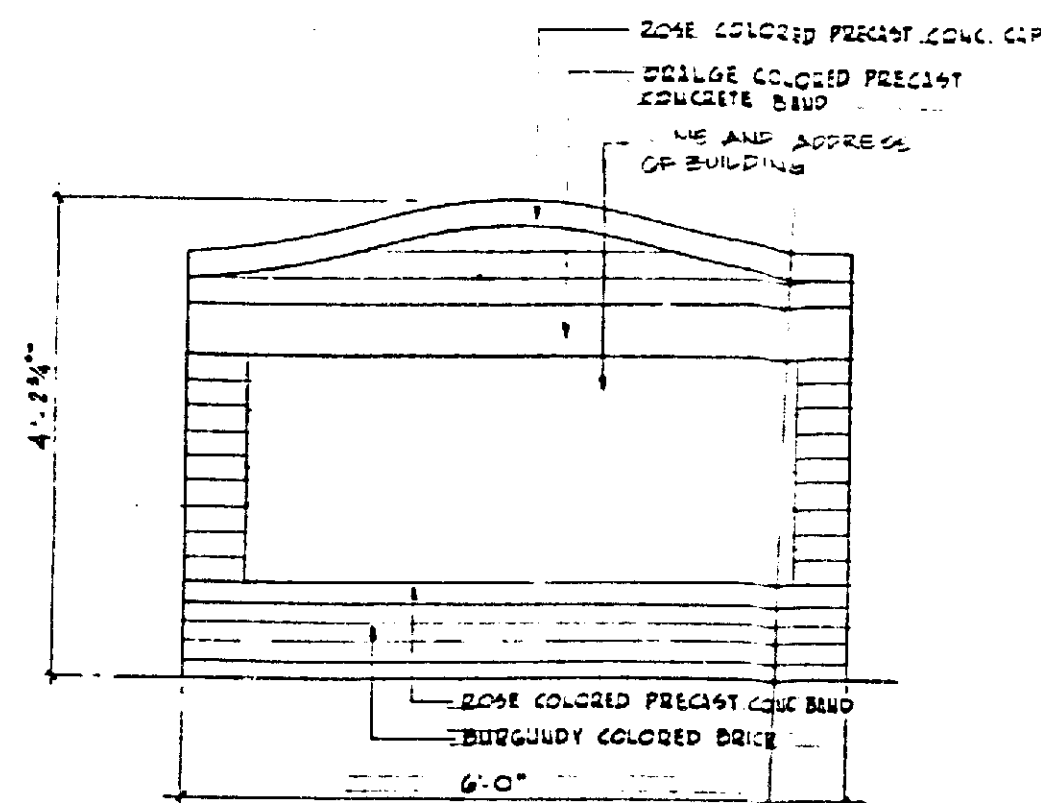
-2-

6/22/87



# STORM WATER MANAGEMENT DATA

Soil Group "B"	
Existing Conditions:	
D.A.	0.48 Ac. ±
RCN	64
2 yr. flow	0.40 cfs
10 yr. flow	1.17 cfs
100 yr. flow	2.20 cfs
Proposed Conditions:	
Routed & Managed	
D.A.	0.46 Ac. ±
RCN	93
2 yr. flow	1.69 cfs
10 yr. flow	2.97 cfs
100 yr. flow	4.33 cfs
Not Routed	
D.A.	0.11 Ac. ±
RCN	76
2 yr. flow	0.18 cfs
10 yr. flow	0.42 cfs
100 yr. flow	0.70 cfs
2 yr. storage required	1,841 c.f.
10 yr. storage required	2,585 c.f.
100 yr. storage required	2,879 c.f.
Parking lot storage provided	2,879 c.f.



**IDENTIFICATION SIGN**  
 2' HIGH: 4'12" WIDE: 25" DEEP: 12" x 50" SIGN  
 \* VARIANCE REQUESTED FROM SECTION 203.3.C TO ALLOW A FREESTANDING SIGN WITH A SURFACE AREA OF 51 SF IN LIEU OF THE PERMITTED 8 SF. ILLUMINATED

REVISIONS - JUNE 27, 1986

1. EXTENDED MANEUVERING AREA AND CHANGED GRADES ON SOUTH SIDE OF SITE
2. ADDED PLANTING AREA SETBACK ON LOT - SIDE TO ALLOW FOR TRUCK MANEUVERING
3. INDICATED BUILDING TO BE SPARKLED
4. ADDED NOTE ON LOCATION OF ACCESS TO ADJACENT SITE
5. REVISED PARKING AND AOS LAYOUT AND COMPUTATIONS
6. REVISED SITE DATA, FLOOR AREA RATIO AND ADT
7. CHANGED ENTRANCE RADIUS TO 5'

REVISIONS - JUNE 27, 1986

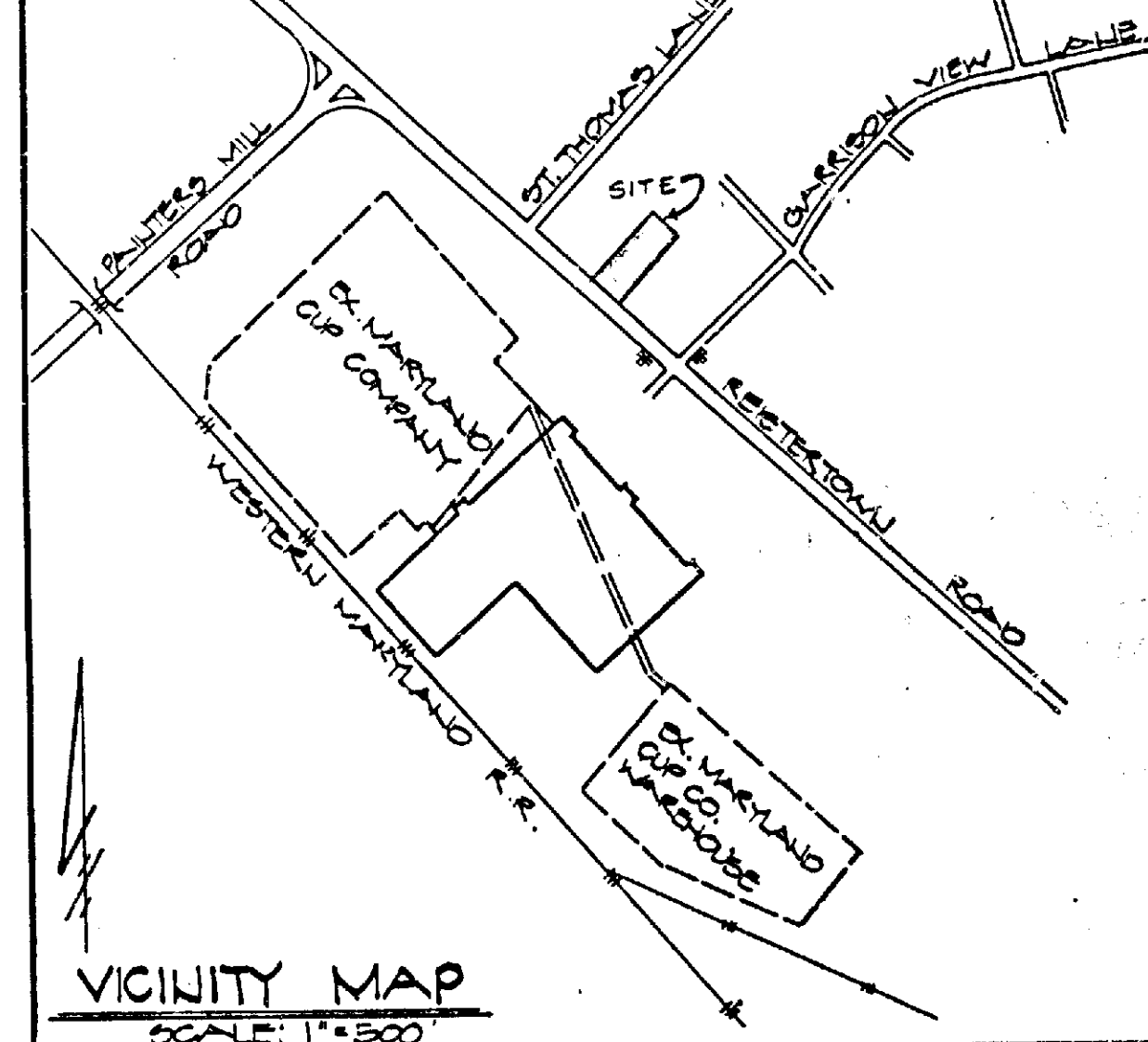
1. FLOOR 2000 SF 300 = 73 PS
2. FLOOR 5000 SF 500 = 118 PS
3. FLOOR 5000 SF 500 = 118 PS
- TOTAL = 309 PS

REVISIONS - JUNE 27, 1986

1. FLOOR 2000 SF 300 = 73 PS
2. FLOOR 5000 SF 500 = 118 PS
3. FLOOR 5000 SF 500 = 118 PS
- TOTAL = 309 PS

REVISIONS - JUNE 27, 1986

1. FLOOR 2000 SF 300 = 73 PS
2. FLOOR 5000 SF 500 = 118 PS
3. FLOOR 5000 SF 500 = 118 PS
- TOTAL = 309 PS



REVISIONS - JUNE 27, 1986

1. ELECTION DISTRICT 3
2. COUNCILMANIC DISTRICT 3
3. CENSUS TRACT 403701
4. WATERSHED 27
5. SUBWATERSHED 27
6. SITE DATA
 

NET AREA	0.57 AC. ±	24,650 SF ± TOTAL
GROSS AREA	0.57 AC. ±	24,650 SF ± TOTAL
20 - NET AREA	2,900 SF ±	GROSS AREA 32,000 SF ±
20 - NET AREA	2,900 SF ±	GROSS AREA 32,000 SF ±
BUILDING COVERAGE	5440 SF	
TOTAL FLOOR AREA	13,825 SF	
PARKING REQUIRED	31 PS	
PARKING PROVIDED	43 PS	
7. DEED REFERENCE 5846/75
8. TAX ACCOUNT NO. 03-23-000025
9. FLOOR AREA RATIO PERMITTED 50
- \* SHOWN 13,825 + 24,390 = 57
10. GEOLOGICAL INFORMATION (SEE ENVIRONMENTAL EFFECTS REPORT)
11. NO WETLANDS OR CRITICAL AREAS
12. NO ARCHAEOLOGICAL SITES
13. NO ENDANGERED SPECIES
14. NO HAZARDOUS MATERIALS
15. LIGHTING SHALL BE SELECTED SO AS NOT TO REFLECT DAYS TOWARD ADJACENT RESIDENCES OR INTERFERE WITH TRAFFIC (MAX HEIGHT 8 FEET)
16. LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH APPROPRIATE REGULATIONS
17. PARKING TO BE SCREENED FROM ADJACENT RESIDENCES BY WALL, SLOPE, EVERGREEN PLANTINGS & FENCES (5 FEET OF OR IN COMBINATION WITH)

SOIL TYPE	BUILDINGS 3 STY OR LESS	STREETS & PARKING LOTS
SH2	SLIGHT	SLIGHT
ENC2	MODERATE	MODERATE

3. PRINCIPLE USE - GENERAL OFFICE
- ADT 14 x 12.4 = 173.6
20. NO. OF EMPLOYEES APPROXIMATE MAXIMUM OF 40
21. HOURS OF OPERATION - 7 AM. TO 3 PM.
22. EX. CONTOUR - 520
23. PROP. CONTOUR - 520
24. PROP. SIGN - SUBJECT TO SECT. 203.3C
25. VARIANCES REQUESTED \*
 

SEE GENERAL NOTE #3 AND AOS REQUIREMENT TABLE
26. SITE IS SERVED BY MTA BUS ROUTE #7 AND #47X
27. HANDICAP RAMPS TO BE PROVIDED WHERE APPLICABLE
28. HEIGHT OF BUILDING 35' EXCLUDING 4' PARAPET WALL
29. PAVING TO CONSIST OF A DURABLE PUST-FREE SURFACE
30. TOTAL SITE FLOOR AREA RATIO 13,825 + 27,650 = 50
31. TOTAL SITE AOS 6,940 + 27,650 = 25

**PETITIONER'S EXHIBIT**

**ST. THOMAS PROFESSIONAL BUILDING**  
 FORMERLY ST. THOMAS GREEN  
 BALTIMORE COUNTY, MD  
 PLANNING NO. 24122  
 PUBLIC SERVICES DEPT. 24122

REVISIONS - JUNE 20, 1986

1. RELOCATED BUILDING AND ADJUSTED PARKING
2. ADDED TURNAROUND AND FIRE LANE
3. REVISED AOS LIMITATIONS AND REQUIREMENTS
4. REVISED ZONING LINE IN REAR OF LOT AND ADJUSTED SITE DATA
5. ADJUSTED FLOOR AREA RATIO
6. ADDED NOTE ON EXISTING SEPTIC SYSTEM
7. ADDED POSSIBLE FUTURE ACCESS TO ADJACENT COMMERCIAL SITE
8. ADDED STORM WATER MANAGEMENT AREA IN FRONT OF BUILDING
9. INDICATED ILLUMINATION OF IDENTIFICATION SIGN

REVISIONS - MAY 2, 1986

1. LABELED FUTURE ZIN ON REISTERSTOWN ROAD
2. INDICATED CLOSEST FIRE HYDRANTS
3. INDICATED RADIUS ON ENTRANCE
4. ADDED NOTES #25 THROUGH #31
5. REVISED HANDICAP PARKING SPACES AND ADDED 5 DEMONIC
6. REVISED AOS REQUIREMENT AND PARKING TABULATION
7. RELOCATED PUMPSTEE
8. CHANGED OWNER AND ADDED CONTACT PURCHASER
9. ADDED PROPERTY OWNER ADDRESS REISTERSTOWN ROAD
10. INDICATED SWM AREA ON PARKING LOT
11. REVISED FLOOR AREA RATIO
12. SHOWED PRIVATE SEWER CONNECTION
13. REVISED NOTES #19, 20 AND 24
14. REVISED FLOOR AREA RATIO
15. SHOWED TYPICAL CURB OPENING
16. EXTENDED 6' PLANTING STR. ALONG REISTERSTOWN ROAD
17. INDICATED RETAIL STORES
18. REVISED TITLE
19. ADDED SIGN INFORMATION



**GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.**

CIVIL ENGINEERS & LAND SURVEYORS

303 ALLEGHENY AVENUE  
 TOWSON, MARYLAND 21204  
 (301) 625-8120



CONTRACT PURCHASER  
 2 PETE SUMMERFELT ET AL  
 6 PAINTERS MILL ROAD SUITE C  
 JONES MILL, MARYLAND 21113  
 (301) 325-2400

OWNER  
 HARRY L SNYDER  
 6 ROAD-ES LANE  
 REISTERSTOWN, MARYLAND 21136  
 (301) 833-3034

6/22/87





June 6, 1986

RE: PETITIONS FOR SPECIAL EXCEPTION AND ZONING  
VARIANCES  
NE/S of Reisterstown Rd., 186.06' NW of  
Garrison View Rd.  
(10019 Reisterstown Rd.) - 3rd Election District  
Harry L. Snyder - Petitioner  
Case No. 87-12-XA

Case No. 87-12-XA  
TIME: 1:00 p.m.

DATE: Tuesday, July 8, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake  
Avenue, Towson, Maryland

Zoning Commissioner  
of Baltimore County

No. 028088

DATE 3/9/86 ACCOUNT 01-615

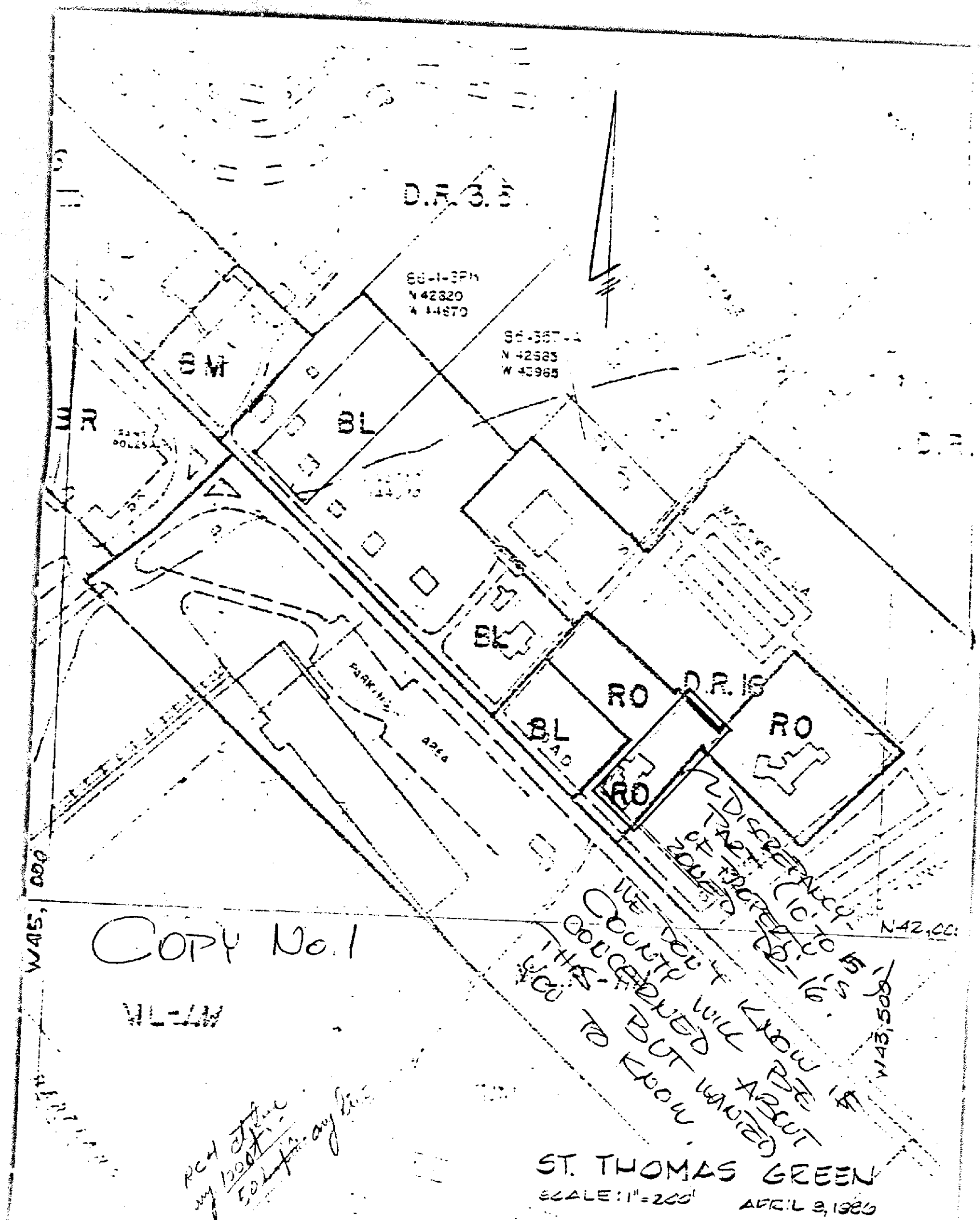
AMOUNT \$ 200.00

RECEIVED FROM: Hank T. Willen

FOR: Request for Variance and Special Exemption  
Item No 415

B 032\*\*\*\*\*200001a 200001

VALIDATION OR SIGNATURE OF CASHIER



# STORM WATER MANAGEMENT DATA

Soil Group "B"

Existing Conditions:

D.A.	0.48 AC. ±
RCN	64
2 yr. flow	0.40 cfs
10 yr. flow	1.17 cfs
100 yr. flow	2.20 cfs

Proposed Conditions:

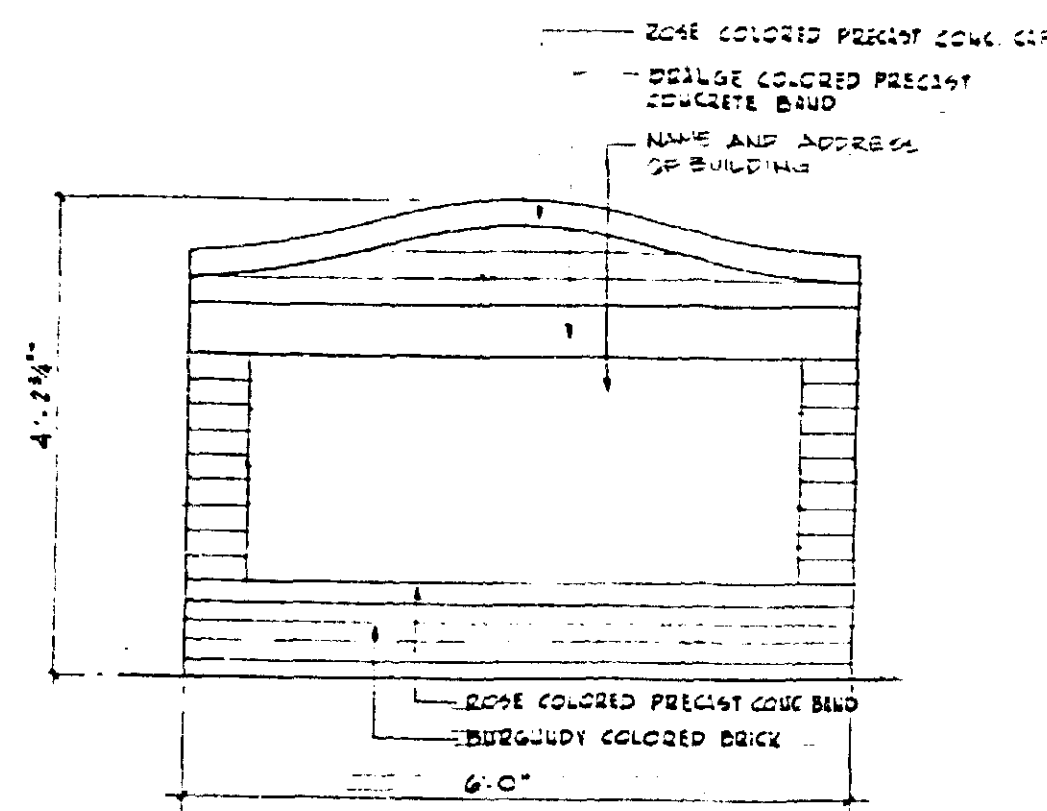
Routed & Managed

D.A.	0.46 AC. ±
RCN	93
2 yr. flow	1.69 cfs
10 yr. flow	2.97 cfs
100 yr. flow	4.33 cfs

Not Routed

D.A.	0.11 AC. ±
RCN	76
2 yr. flow	0.18 cfs
10 yr. flow	0.42 cfs
100 yr. flow	0.70 cfs

2 yr. storage required	1,841 c.f.
10 yr. storage required	2,585 c.f.
100 yr. storage required	2,879 c.f.
existing lot storage provided	2,879 c.f.



## IDENTIFICATION SIGN

- 2 Panels: 4' x 8' x 1/2" - 25.00 x 25.00 x 1/2"
- VARIANCE REQUESTED FROM SECTION 203.2.C TO ALLOW A FREESTANDING SIGN WITH A SURFACE AREA OF 516 IN. IN LIEU OF THE PERMITTED 550 IN. ILLUMINATED

REVISIONS - JUNE 27, 1986

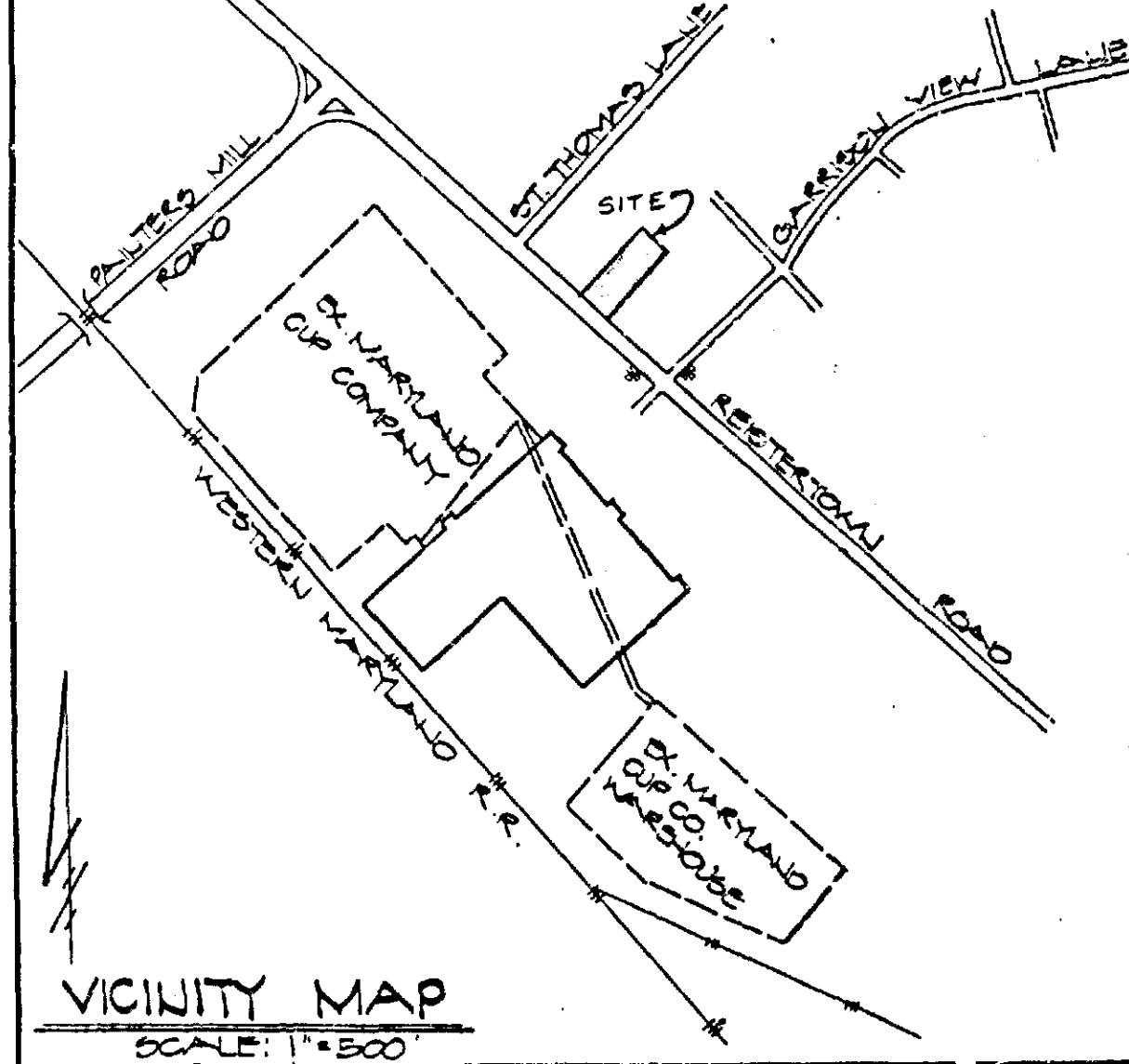
- EXTENDED MAINTENANCE AREA AND CHANGED GRADES ON SOUTH SIDE OF SITE
- ADDED PLANTING AREA SETBACK ON LOT - 10 FEET TO ALLOW FOR TREE MAINTENANCE
- INDICATED BUILDING TO BE SPRAYED
- ADDED NOTE ON LOCATION OF ACCESS TO ADJACENT SITE
- REVISED PARKING AND AOS LAYOUT AND COMPUTATIONS
- REVISED SITE DATA, FLOOR AREA RATIO AND APT
- CHANGED ENTRANCE RADIUS TO 5'

PLANTING TABLE

10' FLOOR	2000 SF ± 300 ± 73 PS
10' FLOOR	5000 SF ± 500 ± 118 PS
10' FLOOR	5000 SF ± 300 ± 118 PS
TOTAL	3000 PS

## AOS REQUIREMENT

GROSS RO	24,390 SF ± 25 ± 6098 SF ±
AOS 200/757	1.45135 SF ± 18.5%
VARIANCE REQUESTED	18.50%
AOS AVAILABLE	1.22 ± 2840 SF ±
TOTAL AVAILABLE AOS	7,473 SF ±



## GENERAL NOTES

- ELECTION DISTRICT 3
- COUNCILMAN DISTRICT 3
- CENSUS TRACT 45370
- WATERSHIP 27
- SUBSEWERSEWER 27
- SITE DATA
 

NET AREA	05746 ± 24,650 SF ± TOTAL
GROSS AREA	04346 ± 27,050 SF ± TOTAL
20' NET AREA	29600 SF ± GROSS AREA ± 3260 SF ±
20' NET AREA	21690 SF ± GROSS AREA ± 24,390 SF ±
BUILDING COVERAGE	5440 SF
TOTAL FLOOR AREA	13,825 SF
PARKING REQUIRED	31 PS
PARKING PROVIDED	33 PS
- DEED REFERENCE 5846/75
- TAX ACCOUNT NO. 03-23-000025
- FLOOR AREA RATIO PERMITTED 50
- SHOWING 13,825 ± 24,390 ± 57
- GEOLOGICAL INFORMATION (SEE ENVIRONMENTAL EFFECTS REPORT)
  - NO WETLANDS OR CRITICAL AREAS
  - NO ARCHEOLOGICAL SITES
  - NO ENDANGERED SPECIES
  - NO HAZARDOUS MATERIALS
  - LIGHTING SHALL BE DESIGNED SO AS NOT TO REFLECT LIGHT ON ADJACENT RESIDENCES OR INTERFERE WITH TRAFFIC (MAX. HEIGHT 8 FEET)
  - LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH APPROPRIATE REGULATIONS
  - PARKING TO BE SCREENED FROM ADJACENT RESIDENCES BY WALLS, EVERGREEN PLANTINGS & FENCES (5 FEET OR MORE COMBINATION WITH)
- SOIL TYPE
 

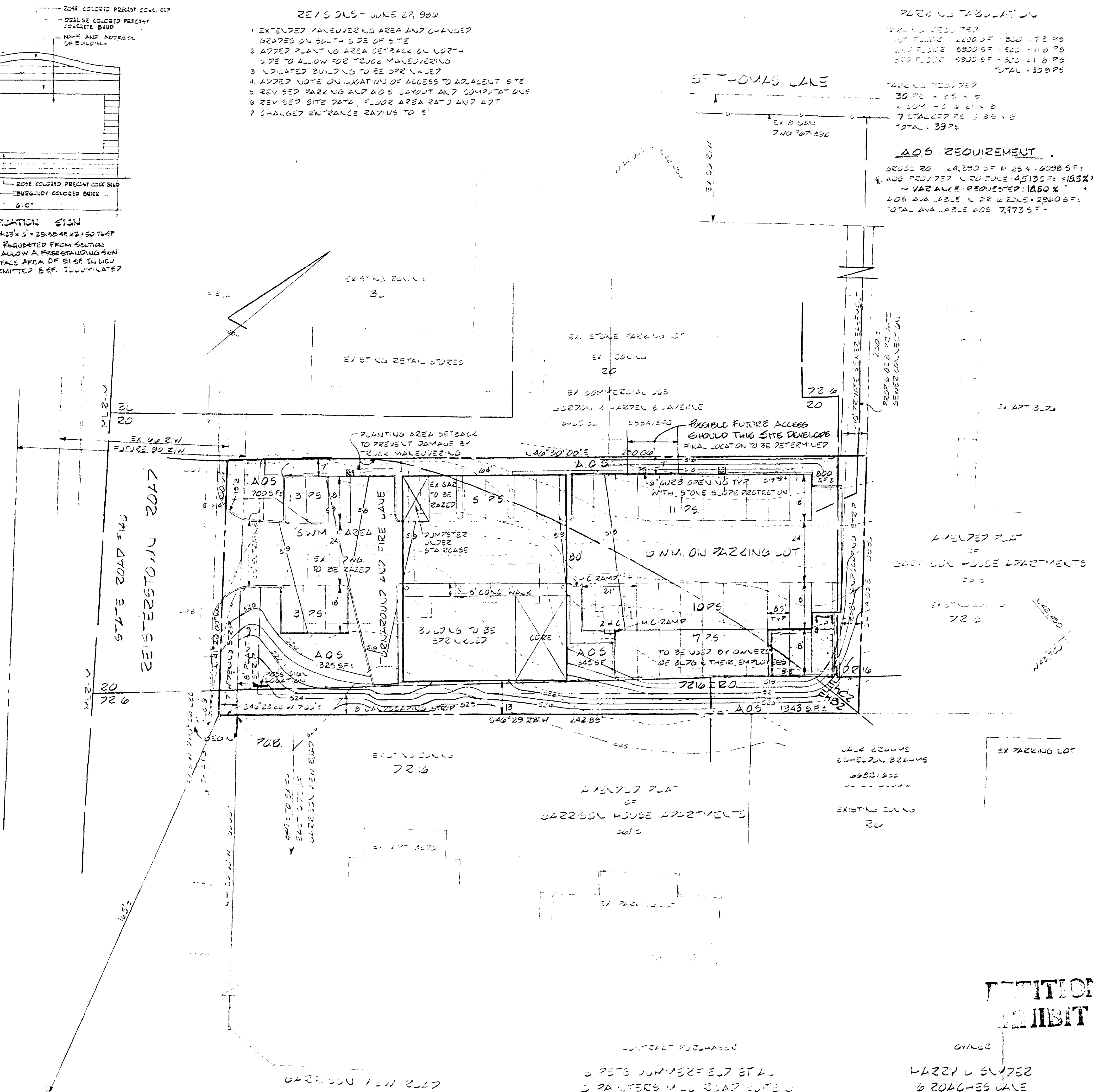
SOIL TYPE	BUILDINGS 3 STY OR LESS	STREETS & PARKING LOTS
EN22	SLIGHT	SLIGHT
EN22	MODERATE	MODERATE
EN22	MODERATE	SEV. SLOPE

## REVISIONS - JUNE 20, 1986

- RELOCATED BUILDING AND ADJUSTED PARKING
- ADDED TURNAROUND AND FIRE LANE
- REVISED AOS LIMITATIONS AND REQUIREMENTS
- REVISED ZONING LINE IN REAR OF LOT AND ADJUSTED SITE DATA
- ADJUSTED FLOOR AREA RATIO
- ADDED NOTE ON EXISTING SEPTIC SYSTEM
- ADDED POSSIBLE FUTURE ACCESS TO ADJACENT COMMERCIAL SITE
- ADDED STORM WATER MANAGEMENT AREA IN FRONT OF BUILDING
- INDICATED ILLUMINATION OF IDENTIFICATION SIGN

## REVISIONS - MAY 2, 1986

- LABELLED FUTURE Z/W ON REISTERSTOWN ROAD
- INDICATED CLOSEST FIRE HYDRANTS
- INDICATED RADIUS ON ENTRANCE
- ADDED NOTES \*25 THROUGH \*31
- REVISED HANDICAP PARKING SPACES AND ADDED 5 DEMARK
- REVISED AOS REQUIREMENT AND PARKING TABULATION
- RELOCATED PUMPSTER
- CHANGED OWNER AND ADDED CONTRACT PURCHASER
- ADDED PROPERTY OWNER ACROSS REISTERSTOWN ROAD
- INDICATED S.W.M. AREA ON PARKING LOT
- REVISED FLOOR AREA RATIO
- SHOWED PRIVATE SEWER COLLECTION
- REVISED NOTES \*9, 20 AND 24
- REVISED FLOOR AREA RATIO
- SHOWED TYPICAL CURB OPENING
- EXTENDED PLANTING STRIP ALONG REISTERSTOWN ROAD
- INDICATED RETAIL STORES
- REVISED TITLE
- ADDED SIGN INFORMATION



## PETITIONER'S EXHIBIT 3

## C.R.G. PLAN

PLAN TO ACCOMPANY A PETITION FOR A SPECIAL EXCEPTION FOR A CLASS 'B' OFFICE BUILDING, AND VARIANCES FOR AOS, FLOOR AREA RATIO AND SIGN FOR

ST. THOMAS PROFESSIONAL BUILDING

FORMERLY ST. THOMAS GREEN

BALTIMORE COUNTY, MD. APRIL 14, 1986  
PLANNING NO. SCALE: 1" = 20'  
PUBLIC SERVICES DEPT. 20120

CHANGES WOULD BE IN LINE WITH ORIGINAL REQUEST  
6/22/87



GEORGE WILLIAM STEPHENS, JR.  
AND ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS

303 ALLEGHENY AVENUE  
TOWSON, MARYLAND 21204  
(301) 825-8120





## STORM WATER MANAGEMENT DATA

Soil Group "B"

## Existing Conditions:

D.A.	0.48 AC. ±
RCN	64
2 yr. flow	0.40 cfs
10 yr. flow	1.17 cfs
100 yr. flow	2.20 cfs

## Proposed Conditions:

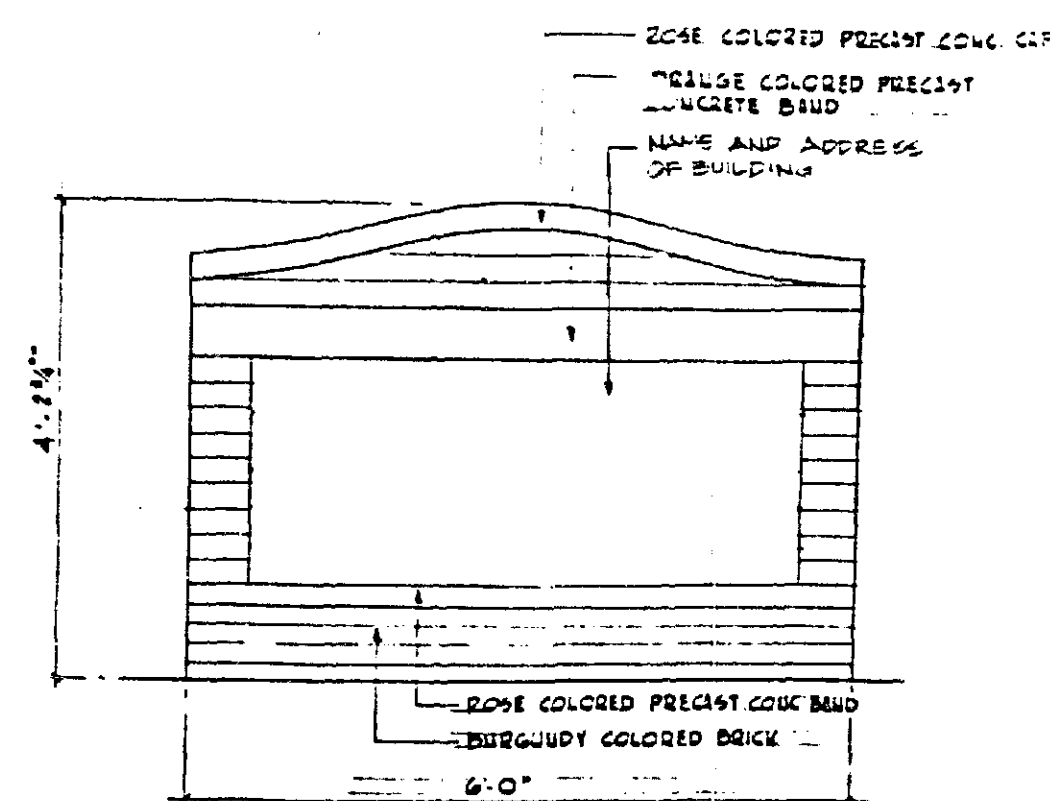
## Routed &amp; Managed

D.A.	0.46 AC. ±
RCN	93
2 yr. flow	1.69 cfs
10 yr. flow	2.97 cfs
100 yr. flow	4.33 cfs

## Not Routed

D.A.	0.11 AC. ±
RCN	76
2 yr. flow	0.18 cfs
10 yr. flow	0.42 cfs
100 yr. flow	0.70 cfs

2 yr. storage required	1,841 c.f.
10 yr. storage required	2,585 c.f.
100 yr. storage required	2,879 c.f.
Parking lot storage provided	2,879 c.f.



IDENTIFICATION SIGN  
2 PANEL: 4'25" x 6'25" DARK X 2'50" WIDE  
\* VARIANCE REQUESTED FROM SECTION 203.3.C TO ALLOW A FREESTANDING SIGN WITH A SURFACE AREA OF SIX INCHES OF THE PERMITTED 8 SF.

SWEETHEART PROPERTIES, INC.  
6870/157  
03-13-025131

## REVISIONS MAY 2, 1986

1. LABELED FUTURE 2/W ON REISTERSTOWN ROAD
2. INDICATED CLOSEST FIRE HYDRANTS
3. INDICATED RADIUS ON HYDRANTS
4. ADDED NOTES #25 THROUGH #31
5. REVISED HANDICAP PARKING SPACES AND ADDED 6 DEMARK
6. REVISED A.O.S. REQUIREMENT AND PARKING TABULATION
7. RELOCATED PUMPSTZ
8. CHANGED OWNER AND ADDED CONTRACT PURCHASER
9. ADDED PROPERTY OWNER ACROSS REISTERSTOWN ROAD
10. INDICATED S.W.M. AREA ON PARKING LOT
11. REVISED FLOOR AREA RATIO
12. SHOWED PRIVATE SEWER CONNECTION
13. REVISED NOTES # 9, 20 AND 24
14. REVISED FLOOR AREA RATIO
15. SHOWED TYPICAL CURB OPENING
16. EXTENDED 6' PLANTING STRIP ALONG REISTERSTOWN ROAD
17. INDICATED RETAIL STORES
18. REVISED TITLE
19. ADDED SIGN INFORMATION



GEORGE WILLIAM STEPHENS, JR.  
AND ASSOCIATES, INC.

CIVIL ENGINEERS &amp; LAND SURVEYORS

303 ALLEGHENY AVENUE  
TOWSON, MARYLAND 21204  
(301) 825-8120



## ST THOMAS LANE

## PARKING TABULATION

1ST FLOOR	2200 SF	- 300 = 73 PS
2ND FLOOR	5900 SF	- 500 = 118 PS
3RD FLOOR	5900 SF	- 500 = 118 PS
TOTAL		209 PS

2ND FLOOR	5900 SF	- 500 = 118 PS
3RD FLOOR	5900 SF	- 500 = 118 PS
TOTAL		209 PS

## AOS REQUIREMENT

GROSS RO	23,965 SF @ 25% = 5991 SF
* AOS PROVIDED	4645 SF @ 25% = 1161 SF
* VARIANCE REQUESTED	185 SF
AOS AVAILABLE	4830 SF @ 25% = 1207 SF
TOTAL AVAILABLE AOS	6247 SF

VICINITY MAP  
SCALE: 1"=500'

## GENERAL NOTES

1. ELECTION DISTRICT
2. COUNCILMANIC DISTRICT
3. CENSUS TRACT
4. WATERSHED
5. SUBWATERSHED
6. SITE DATA
7. DEED REFERENCE
8. TAX ACCOUNT NO.
9. FLOOR AREA RATIO
10. GEOLOGICAL INFORMATION
11. NO WETLANDS OR CRITICAL AREAS
12. NO HAZARDOUS MATERIALS
13. LIGHTING SHALL BE ERRECTED SO AS NOT TO REFLECT
14. LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE
15. PARKING TO BE SCREENED FROM ADJACENT RESIDENCES
16. FENCE OF 6' OR IN COMBINATION WITH

SOIL TYPE	W/ BMT.	W/O BMT.	STREET & PARKING LOTS
SH2	SLIGHT	SLIGHT	MODERATE
SH2	MODERATE	MODERATE	SEV. SLOPE

17. PRINCIPLE USE - GENERAL OFFICE
18. NO. OF EMPLOYEES - APPROXIMATE MAXIMUM OF 40
19. HOURS OF OPERATION - 7 AM. TO 9 PM
20. EX. CONTIGUOUS
21. EX. CONTIGUOUS
22. EX. CONTIGUOUS
23. EX. CONTIGUOUS
24. EX. CONTIGUOUS
25. EX. CONTIGUOUS
26. EX. CONTIGUOUS
27. EX. CONTIGUOUS
28. EX. CONTIGUOUS
29. EX. CONTIGUOUS
30. EX. CONTIGUOUS
31. EX. CONTIGUOUS

\* 1/2 CATES VARIANCE

5/23/86

# 415

REVISED PLANS

Office

CONTRACT PURCHASER  
E. PETE SUMMERFELT ET AL  
6 PAINTERS MILL ROAD SUITE C  
JANESVILLE, MARYLAND 21136  
301-383-4600

OWNER  
HARRY L. SKYTZ  
6204 CHES LANE  
REISTERSTOWN, MARYLAND 21136  
(301) 833-3034

ST. THOMAS PROFESSIONAL BUILDING

FORMERLY ST THOMAS GREEN

BALTIMORE COUNTY, MD  
APRIL 14, 1986  
PLANNING NO.  
PUBLIC SERVICES ORG. NO. 26120

6/22/87









PAUL H. RENCKE  
CHIEF

May 20, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Harry L. Snyder

Location: NE/S Reisterstown Road, 186.06' NW Garrison View Rd.

Item No.: 415 Zoning Agenda: Meeting of 5/20/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

(x) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comment at this time.

REVIEWER: *John F. O'Neill* Noted and Approved: *John F. O'Neill*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/mb

CRG MEETING OF JUNE 26, 1986  
ST. THOMAS GREEN

1) 2, 10 & 100 year peak SMT required.

2) Infiltration of the one inch storm must be investigated at final design.

3) The developer's engineer must verify that curb openings as shown are a suitable outfall or discharge will have to be conveyed through adjacent property to a suitable outfall. Any offsets R/W required must be obtained prior to issuance of permits.

*Thomas A. McDonough*  
6/6/86

Project #86126  
St. Thomas Green (Now Called: St. Thomas Professional Building)  
Page 2  
June 24, 1986

GENERAL COMMENTS: (Cont'd)

The Plan is satisfactory pending conformance with the following comments.

HIGHWAY COMMENTS:

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

In accordance with Bill No. 32-72, street lights are required in all developments. The Developer will be responsible for the full cost of installation of the cable, poles and fixtures. The County will assume the cost of the power after installation.

Ramps shall be provided for physically handicapped persons at all street intersections.

Sidewalks are required adjacent to the public roads serving this site. The walks shall be 5 feet wide and shall be installed to conform with Baltimore County Standards, which places the back edge of the sidewalk 2 feet off the property line, or the adjacent unencumbered area.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the deeding in fee of said rights-of-way to the County. Preparation of all construction, rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Project #86126  
St. Thomas Green (Now Called: St. Thomas Professional Building)  
Page 4  
June 24, 1986

WATER AND SANITARY SEWER COMMENTS: (Cont'd)

The Developer will be given credit for one system Connection Charge for each existing house which is now connected into the public services.

This property is subject to Water and/or Sewer System Connection Charges based on the size of water meters utilized in accordance with current County Policy.

Fire hydrant spacing and location are subject to review and approval by the Fire Protection Section of the Fire Department.

The total Water and/or Sanitary Sewer System Connection Charge is determined, and payable, upon application for the Plumbing Permit. This Charge is in addition to the normal front foot assessment and permit charges.

Offsite rights-of-way are necessary for sanitary sewer. The Developer is hereby advised that the final plat and/or building permits will not be approved until the offsite right-of-way is acquired. The County reserves the right to make the necessary contacts for acquisition of rights-of-way.

Occupancy Permits shall be withheld until offsite right-of-way and utility construction as required have been cleared and the contract for the utilities has been awarded.

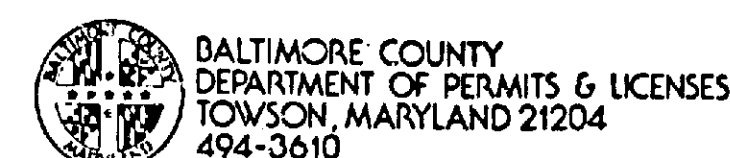
This site is subject to the sewer allocation policy as established by the Baltimore County Council.

*Edward A. McDonough* / *Rus*

EDWARD A. McDONOUGH, P.E., Chief  
Developers Engineering Division

EAM:RWB:ss

cc: File



TED ZALESKI, JR.  
DIRECTOR

June 5, 1986

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS DATE: June 24, 1986

FROM: Edward A. McDonough, P.E., Chief  
Developers Engineering Division

PROJECT NAME: St. Thomas Green  
(Now Called: St. Thomas Professional Building)  
PROJECT NUMBER: #86126  
LOCATION: Reisterstown Road  
DISTRICT: 3C3

The Plan for the subject site, dated April 14, 1986, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

The State Health Department Construction Permits for each private utility (water, sanitary sewer and storm drains) totaling over 400 feet in length will be obtained through the Baltimore County Department of Public Works.

The proposed private utilities and roads shall be drawn on County Standard Linens and shall follow County Standards for size, materials and construction details, and shall be submitted to the Bureau of Public Services for review and approval.

All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

Any manmade embankment over 10 feet vertically shall be designed and/or approved by a soils engineer. The following note is to be placed on the sediment control plans and grading plans before approval will be given:

"All manmade embankments have been designed and/or certified for stability by a soils engineer."

The Developer shall be responsible for damages to the County's facilities, such as water meters, manholes, curbs and gutters and inlets within his site. Occupancy Permits will be withheld until such damages have been corrected.

Project #86126  
St. Thomas Green (Now Called: St. Thomas Professional Building)  
Page 3  
June 24, 1986

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

In accordance with Baltimore County Council Grading Ordinance (Bill No. 13-85), a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit.

A sediment control plan is required. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

The Developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way following completion of the initial grading of the boxed-out subgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the Baltimore County Sediment Control Manual. Minimum acceptable stabilization measures will be as specified in the Baltimore County Sediment Control Manual under "Critical Area Stabilization (With Semi-Permanent Seedings)".

Failure by the Developer to accomplish the stabilization as aforementioned will result in the termination of all processing phases of this development.

Onsite drainage facilities serving only areas within the site are considered private. Therefore, construction and maintenance shall be the Developer's responsibility. However, a drainage area map, scale 1"=200', including all facilities and drainage areas involved, shall be shown on a plan and submitted to Baltimore County for review.

WATER AND SANITARY SEWER COMMENTS:

A preliminary print of this property has been referred to the Baltimore City Water Division for review and comment in regard to adequacy of water pressure in this development. Comments have been received from the City and their comments are:

"...service may be obtained from the Pikesville Fourth Zone.

The proposed office building may be served from the existing 3/4-inch water service off the existing 16-inch main in Reisterstown Road, unless projected water demands would require a larger service.

All mains within the project not in public roads will not be serviced or maintained by the City."

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: June 26, 1986

FROM: ZONING OFFICE

PROJECT NAME: ST. THOMAS PROFESSIONAL BLDG.  
(formerly ST. THOMAS GREEN)  
LOCATION: NE/S Reisterstown Road between  
St. Thomas Lane and Garrison  
View Road  
DISTRICT: 3rd Election District

PLAN: 5/12/86

REV: 6/20/86

REVISED PLAN KEY:  
COMPLIANCE WITH COMMENT CHECKED  
NON-COMPLIANCE IS CIRCLED  
ADDITIONAL COMMENTS ADDED LAST

1. A petition for Special Exception for a Class "B" office building and variances from sections:

- 203.4 to permit an A.O.S. percentage of 18.97 in lieu of the required 25%  
- 101 (Definition of Class "B" Office) to permit a F.A.R. of .58 in lieu of the allowed .5  
- 203.3.C to permit a freestanding sign of 51 square feet in lieu of the allowed 8 square feet on the building

was filed in the zoning office on 5/9/86 under Item #415. A case number has been assigned (87-12-XA) and a hearing date has been set for 7/8/86 at 1:00 p.m.

2. Check the site plan as shown against the "B" office building map. It appears that at least 1/2 of the 16' area as shown may be used for parking. Adjust the A.O.S. and F.A.R. calculations accordingly and also the variance petition.

3. If the 8 feet area between the rear of the building and the 16' parking is to be included in the A.O.S. provided it must be planted.

4. It is requested that any plan changes due to the C.R.G. process be included in the zoning file prior to the hearing and any zoning approvals are contingent on outcome of the hearing.

*W. Carl Richards Jr.*  
W. Carl Richards Jr.  
Zoning Coordinator



BALTIMORE COUNTY, MARYLAND  
SUBJECT: COUNTY REVIEW GROUP COMMENTS  
FROM: OFFICE OF PLANNING AND ZONING  
DATE: June 26, 1986  
PROJECT NAME: ST. THOMAS PROFESSIONAL BUILDING  
COUNCIL & ELECTION DISTRICT: C-3 III-306  
PLAN  
PLAN EXTENSION  
REVISED PLAN  
PLAT

The Office of Planning has reviewed the revised plan dated 6/20/86 and submits the following comments:

- Under the provisions of Section 22-104, the development of property in the R.O. zone shall be designed to achieve a number of objectives including compatibility of the proposed development with surrounding uses. In order to assist in this determination, cross sections will be required showing the relationship of the proposed development to the existing adjacent uses. Two cross sections are required; north to south and east to west.
- Additional planting is needed to create an effective screen between the site and adjacent residential development. A dense screening, 3' - 4' high on installation should be planted to supplement the deciduous trees.
- A final landscape plan must be approved by this office prior to issuance of building permits.

Gary L. Kerns  
Gary L. Kerns  
Current Planning and Development

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE  
TO: James A. Markle  
FROM: Charles K. Weiss  
SUBJECT: St. Thomas Green  
Reisterstown Road  
CRG 6/26/86  
Date: June 18, 1986

Baltimore County does not provide commercial refuse collection, however, this site as designed would be impossible to service without sufficient height to the building to enable a truck to pass underneath. Backing onto or off of Reisterstown Road is impossible.

Per John Smith of Stephens & Assoc., some alternative plan for refuse will be presented.

CKW/ms

CPS-008

Maryland Department of Transportation  
State Highway Administration  
William K. Hallman  
Secretary  
Hal Kassoff  
Administrator  
June 17, 1986  
Mr. J. Markle, Chief  
Bureau of Public Services  
County Office Building  
Towson, Maryland 21204  
Re: CRG Meeting of 6-26-86  
"St. Thomas Green"  
E/S Reisterstown Rd.  
Route 140, South of  
St. Thomas Lane

Dear Mr. Markle:

On review of the submittal of 4-14-86 for "St. Thomas Professional Building", the State Highway Administration finds the concept plan generally acceptable.

It is requested that all Baltimore County Permits be held until State Highway Administration Permit is applied for and a \$5,000.00 bond or Letter of Credit is posted to guarantee construction.

Very truly yours,  
Charles Lee, Chief  
Bureau of Engineering  
Access Permits  
By: George Wittman

CL:GW:maw  
cc: Mr. J. Ogile

My telephone number is (301) 659-1350  
Teletypewriter for Impaired Hearing or Speech  
383 7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800 432-5062 Statewide Toll Free  
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE  
TO: Mr. Brooks Stafford, Director  
Environmental Support Services  
FROM: Charles K. Weiss  
SUBJECT: ENVIRONMENTAL EFFECTS REPORT  
CRG MEETING  
Date: June 16, 1986  
Time: 11:00

- PLAN REVIEW NOTES
- General plan and zoning proposed on 6-5  
(Describe site)
  - Public water and public sewer is proposed.
  - On stream on site  
(Describe streams on-site)
  - The wetland on site  
(Describe wetland soils on-site)

- Storm Water Management required.
- proposed impervious area.

RESPONSES

The Environmental Effects Report is not approved. In order to receive approval, the following checked items/conditions must be met.

The Environmental Effects report is approved, subject to the following checked items/conditions.

A. No development is allowed in (soil/name & symbol)

B. A revised site plan indicating no development in must be submitted.

DEPARTMENT OF TRAFFIC ENGINEERING  
BALTIMORE COUNTY, MARYLAND  
TO: Mr. James Markle  
FROM: C. Richard Moore  
SUBJECT: C.R.G. Comments  
Date: 6-25-86  
PROJECT NAME: St. Thomas Green  
C.R.G. PLAN: X  
PROJECT NUMBER & DISTRICT: 3C3 86126  
DEVELOPMENT PLAN:  
LOCATION: Reisterstown & St. Thomas  
RECORD PLAT:

- The following comments are offered:
- It is recommended that a recorded agreement be made for the future use-in-common access to the north.
  - The plan needs to show this access relocated 15 ft. to the east with 2.75 ft wide landscaped areas on either side of the 20 ft. access.
  - The proposed turnaround area needs to note fire lane signs.
  - It is recommended that the proposed turnaround area be extended approximately 5 feet at each end with paving blocks which grass can grow through.
  - The curb return radii on Reisterstown Road should be 15 ft., subject to SHA approval.

C. Richard Moore  
Deputy Director  
Department of Traffic Engineering

CRM:GU:lt

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE  
TO: James Markle  
FROM: Charles K. Weiss  
SUBJECT: St. Thomas Professional Bldg.  
CRG 6/26/86  
Date: June 18, 1986  
REVISED

The amended submission for a pull off area in front of this building, while a good idea, is too tight to provide room for a truck to pull off Reisterstown Rd., pick up a dumpster and return to the traffic flow.

We, therefore, cannot approve the plan.

CKW/ms

CPS-008

COUNTY REVIEW GROUP  
COMMENTS ON PROPOSED SUBDIVISION PLANS  
BALTIMORE COUNTY DEPARTMENT OF HEALTH  
ST. THOMAS GREEN  
Subdivision Name, Section and/or Plat  
Developer and/or Engineer  
Waycross Falls  
No. of Lots 1  
Total Acreage 0.57  
Water Public  
Sewer Public

- COMMENTS ARE AS FOLLOWS:
- Soil percolation tests are required; a minimum of two test are required within a designated 10,000 square foot sewerage disposal reserve area. For further information regarding these requirements, contact this office at 494-2762.
  - Soil percolation test have been conducted. Revised plans, must be submitted prior to approval of plat, are not required and the plat can be approved as submitted. Contact this office for more complete information, 494-2762.
  - Public sewers, public water, must be utilized and/or extended to serve the property.
  - A Hydrogeological Study and Environmental Effects Report for this subdivision, must be submitted, is incomplete and must be revised, has/have been reviewed and approved.
  - A Water Appropriation Permit Application, must be submitted, has been submitted. NOTE: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.
  - It is recommended the plan, be approved as submitted, be approved as submitted subject to the following conditions noted: below and on the attached memo dated 6-16-86
  - It is recommended this plan not be approved at this time. See revisions and/or comments.

REVISIONS AND/OR COMMENTS:

The existing sewage disposal system must be pumped and backfilled or removed prior to grading

SS 7802

Mr. Brooks Stafford  
Environmental Effects Report  
Page Two  
1. The developer must follow the Health Department Wetland Guidelines.  
2. (Other)

- C. BEST MANAGEMENT PRACTICES
- All areas except that used for buildings, sidewalks and paved parking will be planted with vegetated cover and/or landscaped as soon as possible after final grading and maintained in such condition.
  - Dirt and debris accumulating on private roads and parking lots will be removed according to the following schedule: May through October, concurrent with grass mowing; November through April, monthly.
  - Snow removal will be by mechanical means except in severe snow and ice conditions, when deicing compounds may be used.
  - Application of fertilizers, herbicides and pesticides will not exceed recommendations of the University of Maryland Cooperative Extension Service.
  - Filling will not occur in grassed or lined drainage ditches or swales.
  -

ipms



BALTIMORE COUNTY, MARYLAND  
SUBJECT: COUNTY REVIEW GROUP COMMENTS  
FROM: OFFICE OF PLANNING AND ZONING  
DATE: June 26, 1986

PROJECT NAME: ST. THOMAS PROFESSIONAL BUILDING  
COUNCIL & ELECTION DISTRICT: C-3 III-306

PLAN  
PLAN EXTENSION  
REVISED PLAN  
PLAT

The Office of Planning has reviewed the revised plan dated 6/20/86 and submits the following comments:

- Under the provisions of Section 22-104, the development of property in the R.O. zone shall be designed to achieve a number of objectives including compatibility of the proposed development with surrounding uses. In order to assist in this determination, cross sections will be required showing the relationship of the proposed development to the existing adjacent uses. Two cross sections are required; north to south and east to west.
- Additional planting is needed to create an effective screen between the site and adjacent residential development. A dense screening, 31' - 41' high on installation should be planted to supplement the deciduous trees.
- A final landscape plan must be approved by this office prior to issuance of building permits.

*Gary L. Kerns*  
Gary L. Kerns  
Current Planning and Development

BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3610

TED ZALESKI, JR.  
DIRECTOR

July 9, 1986

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
Towson, Maryland 21204

Dear Mr. Jablon: Revised  
Comments on Item # 415 / Zoning Advisory Committee Meeting are as follows:

Property Owner: Harry L. Snyder  
Location: NE/S Reisterstown Road, 186.06 feet NW Garrison View Rd.  
District: 3rd.

APPLICABLE CODES ARE CITED:

- All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.S.C.G. #117-1 - 1980) and other applicable Codes and Standards.
- A building and other miscellaneous permits shall be required before the start of any construction.
- Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland architect or Engineer is not required on plans and technical data.
- Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Registered seals are not acceptable.
- All the Group except R-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. For the Group require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 107, Section 108-2 and Table 100. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your architect/engineer contact this department.
- The requested variance appears to conflict with Section(s) \_\_\_\_\_ of the Baltimore County Building Code.
- When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Group are from Use \_\_\_\_\_ to Use \_\_\_\_\_ or to Mixed Use \_\_\_\_\_ See Section 312 of the Building Code.
- The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 55.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the 1st and the finish floor levels including basement.
- Comments: See Section 144.2 for possible window or opening protective requirements.
- Three abbreviated comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 102 of the County Office Building at 111 N. Calverton Avenue, Towson, Maryland 21204.

4/27/86

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Zoning Item # 415, Zoning Advisory Committee Meeting of 5/20/86

Property Owner: Harry L. Snyder

Location: NE/S Reisterstown Rd. 186.06 ft NW Garrison View Rd. District 3rd

Water Supply: Public Sewage Disposal: Private

COMMENTS ARE AS FOLLOWS:

- Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

IN RE: PETITION FOR SPECIAL EXCEPTION AND ZONING VARIANCES  
NE/S of Reisterstown Road  
186.06' NW of Garrison View Rd.  
(10019 Reisterstown Road)  
3rd Election District  
Harry L. Snyder, Petitioner

BEFORE THE  
DEPUTY ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 87-12-XA

The Petitioner herein requests a Special Exception to use the subject property for a Class "B" office building, and additionally, Variances to permit an Amenity Open Space (AOS) percentage of 18.5% in lieu of the required 25%, to permit a Floor Area Ratio (FAR) of 0.55 in lieu of the required 0.50, and to allow a freestanding sign of 51 sq. ft. in lieu of the permitted 8 sq. ft. attached to the building.

Co-counsel for the Petitioner proffered that the County Review Group (CRG) had approved a plan on June 26, 1986, providing AOS of 16% and therefore, he requested an equivalent amendment to the Petition.

Testimony by and on behalf of the Petitioner indicated that, at purchase time, he thought the entire site was zoned R0, whereas, in fact, there is a strip of DR 16 zoned land on both the rear and south sides. If the entire site were zoned R0, the AOS and FAR requirements would be met by the plan filed herein, prepared by George William Stephens, Jr. and Associates, Inc., revised June 27, 1986, marked Petitioner's Exhibit 1. The original plan submitted to the CRG placed the office building closer to Reisterstown Road, but the County requested modifications that led to the building being placed further from the rear property line, in turn, led to the request for a sign variance since an 8 sq. ft. sign would not be adequately visible on a building approximately 70 feet back from property line. The Petitioner has shown a possible sign location, but

ORDER RECEIVED FOR FILING  
DATE 7/15/86  
BY [Signature]  
Baltimore County Department of Health

BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204-2586  
494-4500  
PAUL H. RENCKE  
CHIEF

BALTIMORE COUNTY, MARYLAND  
DATE: JUNE 9, 1986

SUBJECT: SUBDIVISION REVIEW COMMENTS  
FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION BUREAU, PLANS REVIEW DIVISION  
CAPTAIN JOSEPH KELLY

PROJECT NAME: ST. THOMAS GREEN  
PROJECT NUMBER: CRG AGENDA, 6/26/86, 11:00 AM  
LOCATION: REISTERSTOWN ROAD  
DISTRICT # 3

COMMENTS:

CRG 01  
PROPOSED BUILDINGS SHALL BE DESIGNED AND CONSTRUCTED SO AS TO MEET THE APPLICABLE PROVISIONS OF THE FIRE PREVENTION CODE AND THE NFPA 101 LIFE SAFETY CODE, 1981 EDITION.

CRG 04  
ACCESS ROADS SHALL BE POSTED WITH FIRE LANE SIGNS ALONG ITS ENTIRE LENGTH.

CRG 09  
ALL FIRE HYDRANT SPACING SHALL BE IN ACCORDANCE WITH THE BALTIMORE COUNTY STANDARD DESIGN MANUAL, SEC 2.4.4, FIRE HYDRANTS.

\* DRIVE-THROUGH AREA UNDER PROPOSED BUILDING SHALL HAVE A CLEAR HEIGHT OF 13 FEET 6 INCHES TO PERMIT ACCESS FOR EMERGENCY APPARATUS.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner

Date: June 23, 1986

FROM: Norman E. Gerber, AICP  
Director, Office of Planning & Zoning

SUBJECT: Zoning Variance Petition No. 87-12-XA

The only reference to a sign on the petitioner's plat a note stating "24. Prop. sign to be determined". Consequently, this office has no choice but to vigorously oppose the granting of a sign variance. Further, this office is of the opinion that if the hearing on the sign variance proceeds without this office's opportunity to review and comment, such action would be in violation of Section 22-26 of the Baltimore County Code. As to the remainder of the request, please consider the actions of the CRG to be the position of this office.

*Norman E. Gerber*  
Norman E. Gerber, AICP

NEG:JGH:bjs Revision to the above comment:  
I reviewed a revised plan dated June 27, 1986. This revision showed details of sign as to size, appearance and location. On the basis of this plan, the office does not have any problem with the proposed sign as shown.

*Norman E. Gerber*  
Norman E. Gerber, AICP  
July 7, 1986

PETITIONER'S  
EXHIBIT 2

CPS-008

Zoning Item # 415 Zoning Advisory Committee Meeting of 5/20/86  
Page 2

- Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- Soil percolation tests (have been/must be) conducted.
  - The results are valid until \_\_\_\_\_.
  - Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
  - shall be valid until \_\_\_\_\_.
  - is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- Others: Field inspection of 6/3/86 revealed a failing septic system. Current property owner should have septic system inspected by a licensed plumber for possible corrections. Additional perc tests may also be required. If sale of property occurs as proposed, the septic system will have to be pumped, then, either backfilled or removed.

*[Signature]*  
Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86

requests flexibility to allow its placement closer to the entrance. The architect testified that the proposed building will be compatible with both the larger buildings and the residences in the community. It will have a pitched roof, horizontal massing, and brick similar to the nearby Sandelewood condominiums. The size of the building was determined by the Petitioner's needs, approximately 3,000 sq. ft. presently, as well as space for rental. In order to provide 18.5% AOS as requested in the Petition, instead of the 16% requested at the beginning of the hearing, four of the excess parking spaces would have to be eliminated as redlined on the plan filed herein, prepared by George William Stephens, Jr. and Associates, Inc., revised June 27, 1986, and marked Petitioner's Exhibit 3. The message portion of the proposed sign will not exceed 11 sq. ft. per side, as indicated on Petitioner's Exhibit 3.

There were no Protestants.

Pursuant to the advertisement, posting of property and public hearing, in the opinion of the Deputy Zoning Commissioner, strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty or unreasonable hardship upon the petitioner, the requirements of Section 502.1 of the BCZR have been met, and the health, safety and general welfare of the community will not be adversely affected. Therefore, the Special Exception and Variances should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 15th day of July 1986, that the herein requests for a Special Exception to use the property described herein for a Class "B" office building as indicated on the Petitioner's Exhibit 3, and Variances to permit an AOS percentage of 18.5%, an FAR of 0.57, and to allow a freestanding sign of 51 sq. ft. be GRANTED, from and after the date of this Order, subject, however, to

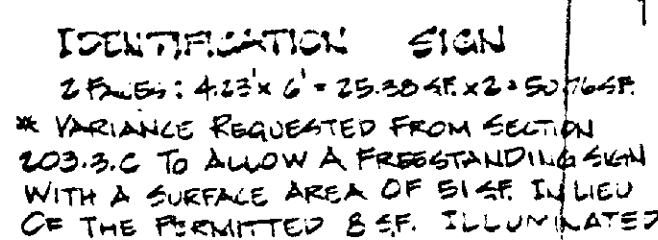
ORDER RECEIVED FOR FILING  
DATE 7/15/86  
BY [Signature]  
Baltimore County Department of Health

-2-

6/22/87



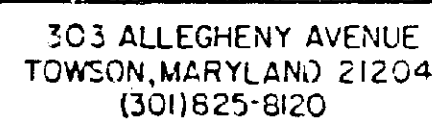
2 yr. storage required	1,841 c.f.
10 yr. storage required	2,585 c.f.
100 yr. storage required	2,879 c.f.
Parking lot storage provided	2,879 c.f.



SWEETHEART PROPERTIES, INC  
6870/157  
03-13-02513

1. RELOCATED BUILDING AND ADJUSTED PARKING
2. ADDED TURNAROUND AND FIRE LANE
3. REVISED AQS LIMITATIONS AND REQUIREMENTS
4. REVISED ZONING LINE IN REAR OF LOT A7
5. ADJUSTED SITE DATA
6. ADJUSTED FLOOR AREA RATIO
7. ADDED NOTE ON EXISTING SEPTIC SYSTEM
8. ADDED POSSIBLE FUTURE ACCESS TO ADJACENT COMMERCIAL SITE
9. ADDED STORM WATER MANAGEMENT AREA IN FRONT OF BUILDING
10. INDICATED ILLUMINATION OF IDENTIFICATION SIGN

1. LABELED FUTURE 2/W ON ZESTERSTOWN ROAD
2. INDICATED CLOSEST FIRE HYDRANTS
3. INDICATED RADIUS ON ENTRANCE
4. ADDED NOTES "25' THROUGH"
5. REVISED HANDICAP PARKING SPACES AND ADDED SIDEWALK
6. REVISED A.D.S. REQUIREMENT AND PARKING "ADJ. ALONG"
7. RELOCATED PUMPS
8. CHANGED OWNER AND ADDED UNZATL FURNACE
9. ADDED PROPERTY OWNER ADDRESS ZESTERSTOWN ROAD
10. INDICATED S.W.M. AREA ON PARKING LOT
11. REVISED FLOOR AREA RATIO
12. SHOWED PRIVATE SEWER CONNECTION
13. REVISED NOTES "9, 20 AND 24"
14. REVISED FLOOR AREA RATIO
15. SHOWED TYPICAL CURB OPENING
16. EXTENDED & PLANTING STEP ALONG ZESTERSTOWN ROAD
17. INDICATED RETAIL STORES
18. REVISED TITLE
19. ADDED SIGN INFORMATION

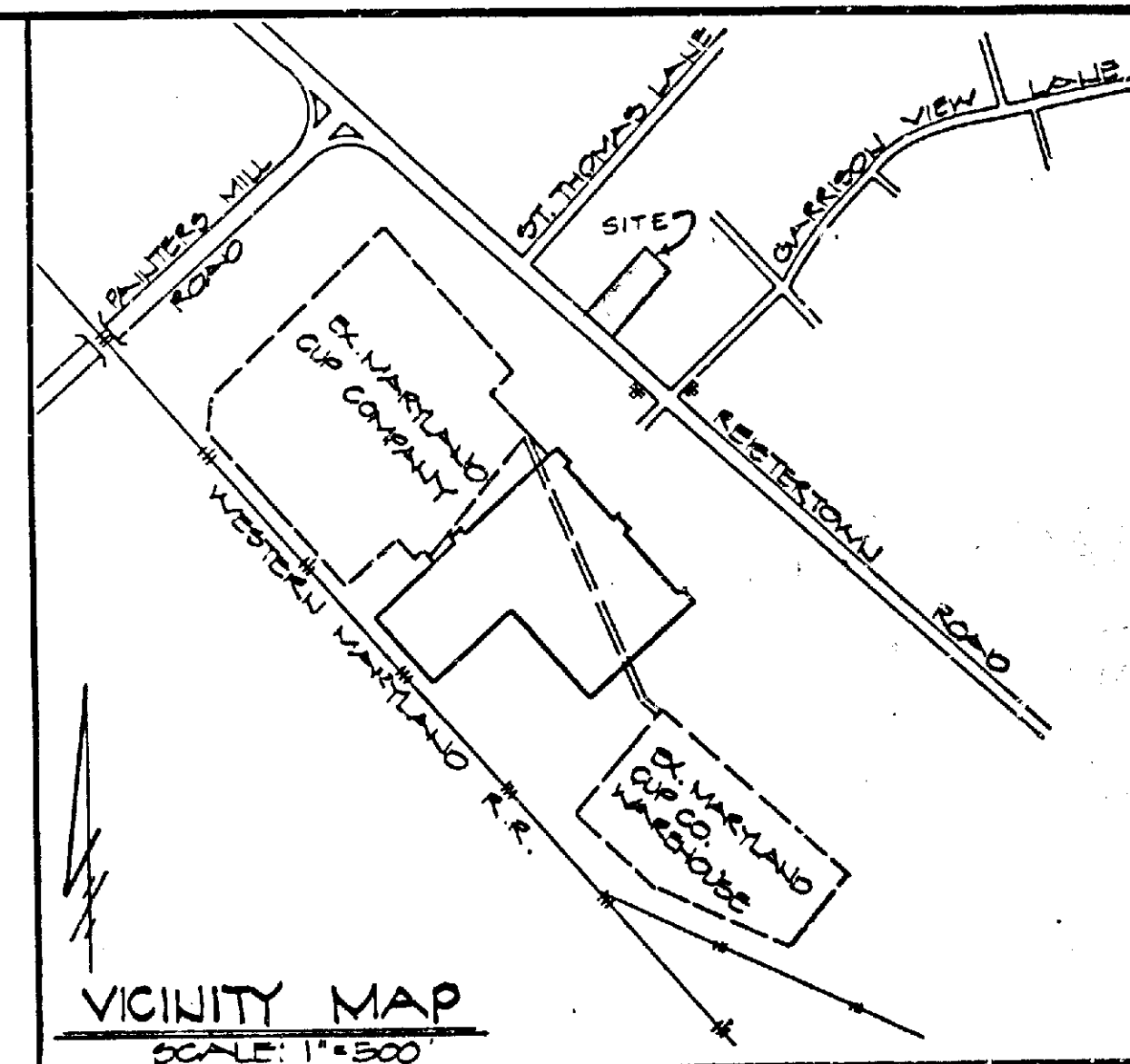
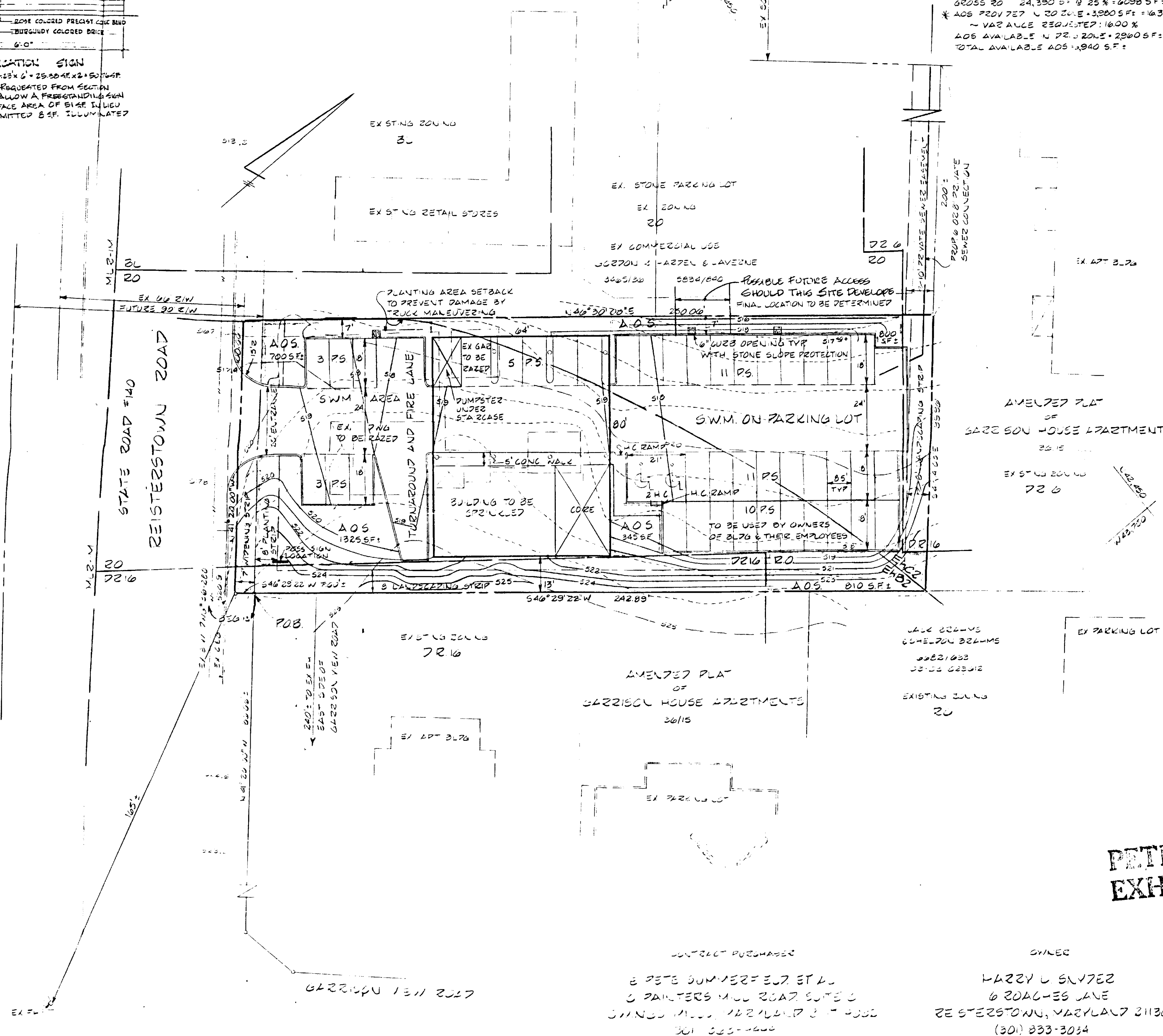


1. EXTENDED MANEUVERING AREA AND CHANGED GRADES ON SOUTH SIDE OF SITE
2. ADDED PLANTING AREA SETBACK ON NORTH SIDE TO ALLOW FOR TRUCK MANEUVERING
3. INDICATED BUILDING TO BE SPRINKLED
4. ADDED NOTE ON LOCATION OF ACCESS TO ADJACENT SITE
5. REVISED PARKING AND AOS LAYOUT AND COMPUTATIONS
6. REVISED SITE DATA, FLOOR AREA RATIO AND ADT
7. CHANGED ENTRANCE RADIUS TO 5'

157 FLOOR 2000 SF 300 = 73 PS  
 207 FLOOR 5900 SF 500 = 118 PS  
 327 FLOOR 5900 SF 500 = 118 PS  
 TOTAL = 309 PS

7422 LG 720V 757  
 31 75 2 85 x 0  
 2 60V 46 2 21 x 1  
 0 574227 75 2 85  
 TOTAL = 43 75

GROSS 20 24,390 SF @ 25 % = 4098 SF:  
 \* AOS 220V 7E7 L 20 ZONE = 3,980 SF: = 16.3%  
 ~ VAR AULC 23EQUITE7: 16.00 %  
 AOS AVAILABLE N 22.0 ZONE = 2960 SF:  
 TOTAL AVAILABLE AOS = 3,940 SF:



- 1 ELECTION DISTRICT ..... 3
- 2 COUNCILMANIC DISTRICT ..... 3
- 3 CENSUS TRACT ..... 403701
- 4 WATERSEED ..... 27
- 5 SUBSEWERSEED ..... 47
- 6 SITE DATA
- NET AREA ..... 057 AC ± 24,650 S.F. ± TOTAL
- GROSS AREA ..... 063 AC ± 27,050 S.F. ± TOTAL
- 2100- NET AREA ± 2960 S.F.    GROSS AREA ± 3260 S.F.
- 20 - NET AREA ± 21690 S.F.    GROSS AREA ± 24,390 S.F.
- BUILDING COVERAGE ..... 5440 S.F.
- TOTAL FLOOR AREA ..... 13,825 S.F.
- PARKING REQUIRED ..... 31 PS.
- PARKING PROVIDED ..... 43 PS.
- (INCLUDES 2 HANDICAP SPACES & 10 STALLKED SPACES)
- 7 DEED REFERENCE ..... 5846/78
- 8 TAX ACCOUNT NO. .... 03-23-000625
- 9 FLOOR AREA RATIO
- PERMITTED ..... 50
- \* SHOWN ..... 13,825 + 24,390 = 57
- 0 GEOLOGICAL INFORMATION  
    (SEE ENVIRONMENTAL EFFECTS REPORT)
- 11 NO WETLANDS OR CRITICAL AREAS
- 12 NO ARCHEOLOGICAL SITES
- 13 NO ENDANGERED SPECIES
- 14 NO HAZARDOUS MATERIALS
- 15 LIGHTING SHALL BE LOCATED 50 AS NOT TO REFLECT  
    RAYS TOWARD ADJACENT RESIDENCES OR INTERFERE  
    WITH TRAFFIC (MAX HEIGHT 8 FEET)
- 16 LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE  
    WITH APPROPRIATE REGULATIONS
- 17 PARKING TO BE SCREENED FROM ADJACENT RESIDENCES  
    BY WALL, SLOPE, EVERGREEN PLANTINGS & FENCE  
    (5 FEET OR 2' IN COMBINATION WITH)

SOIL TYPE	BUILDINGS 3 STY OR LESS		STREETS
	W/ BSMT.	W/O BSMT.	PARKING LOT
Ek32	SLIGHT	SLIGHT	MODERATE
Enc2	MODERATE	MODERATE	SEV. SLOPE

3 PRINCIPLE USE - GENERAL OFFICE  
A.D.T. 14 X 12.4 = 173.0

22 NO. OF EMPLOYEES APPROXIMATE MAXIMUM OF 40  
21 HOURS OF OPERATION - 7 A.M. TO 9 P.M.  
22 EX. CONTOUR ----- 520 -----  
23 PROF. CONTOUR ----- 520 -----  
24 PROP. 50% - SUBJECT TO SECT. 203.3G  
25 VARIANCES REQUESTED ?  
SEE GENERAL NOTE #3 AND AOS REQUIREMENT TABLE

26 SITE IS SERVED BY MTA BUS ROUTE # 7 AND # 47 X  
27 HANDICAP RAMPS TO BE PROVIDED WHERE APPLICABLE  
28 HEIGHT OF BUILDING 35' EXCLUDING 4' PARAPET WALL  
29 PAVING TO CONSIST OF A DURABLE PUST-FREE SURFACE  
30 TOTAL SITE FLOOR AREA EAT AOT 13,325 + 27,650 = .50  
31 TOTAL SITE AOS 6,340 + 27,650 = 25 %

\* INDICATES VARIANCE  
LASTING SEPTIC TANK TO BE REMOVED

C.R.G. PLAN

PLAT TO ACCOMPANY A PETITION  
FOR A SPECIAL EXCEPTION FOR A  
CLASS 'B' OFFICE BUILDING, AND  
VARIANCES FOR A O.S., FLOOR AREA  
RATIO AND SIGN

ST THOMAS PROFESSIONAL BUILDING

FORMERLY ST THOMAS GREEN

BALTIMORE COUNTY, MD. APRIL 14, 1966

PLAYING NO. \_\_\_\_\_ SCALE: 1" = 20'

PUBLIC SERVICES CO. NO. 26126

PETITIONER'S  
EXHIBIT 1

MARY L. SNYDER  
620 ALBES LANE  
TERRESTOWN, MARYLAND 21136  
(301) 833-3034

2 FIVE SUMMERFIELD  
6 PAINTERS MILL ROAD, SUITE 6  
WINNERS MILL, WAREHOUSING & LOGS  
BOX 663-400







June 6, 1986

RE: PETITIONS FOR SPECIAL EXCEPTION AND ZONING  
VARIANCES  
NE/S of Reisterstown Rd., 186.06' NW of  
Garrison View Rd.  
(10019 Reisterstown Rd.) - 3rd Election District  
Harry L. Snyder - Petitioner  
Case No. 87-12-XA

Case No. 87-12-XA  
TIME: 1:00 p.m.

DATE: Tuesday, July 8, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake  
Avenue, Towson, Maryland

Zoning Commissioner  
of Baltimore County

No. 028088

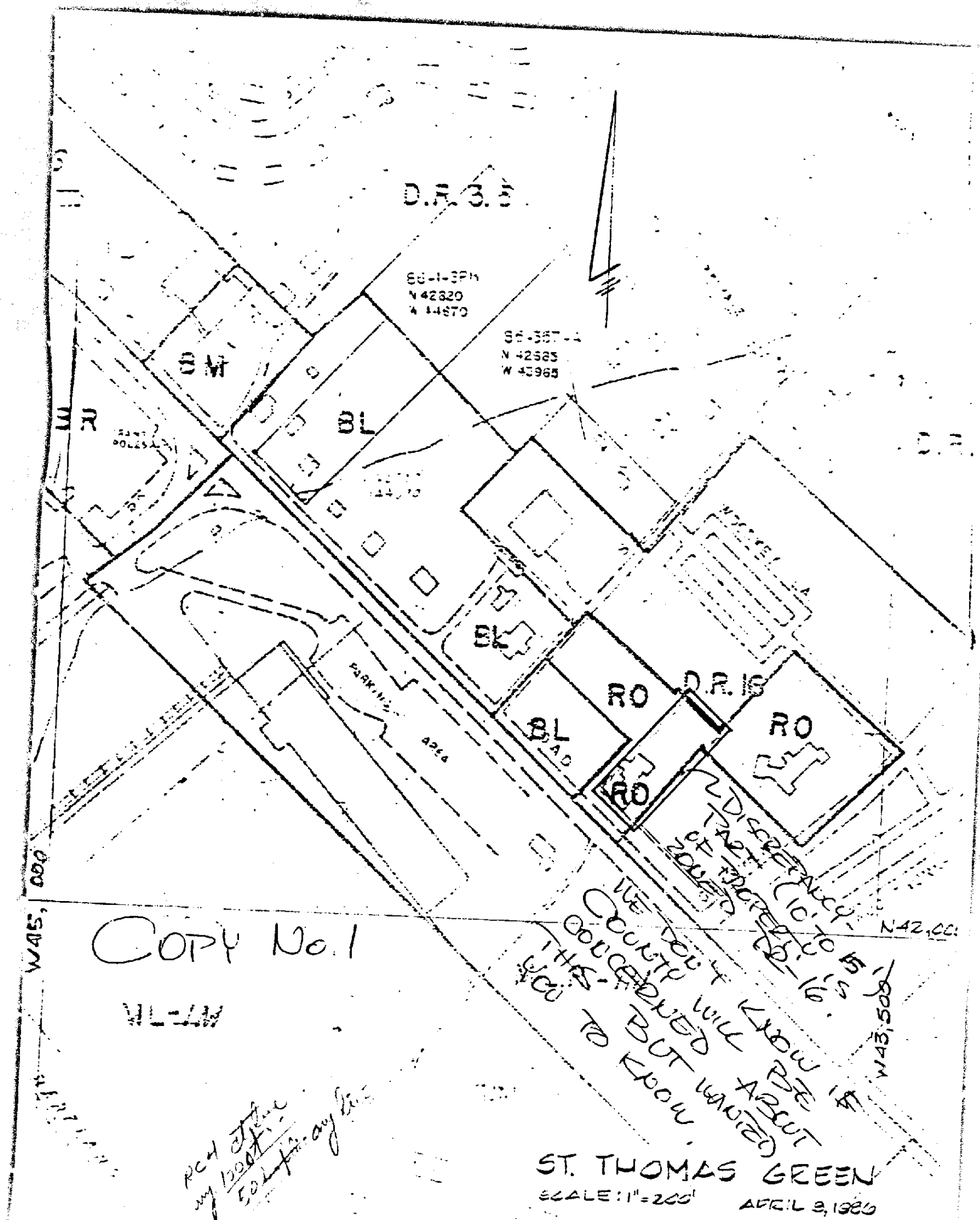
DATE 5/9/86 ACCOUNT 01-615

AMOUNT \$ 200.00

RECEIVED FROM: Hank T. Willen

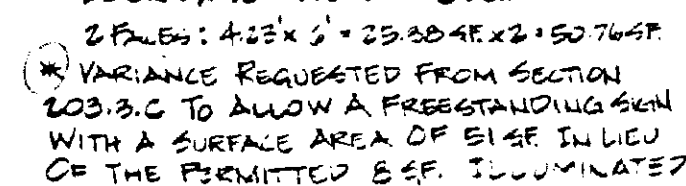
FOR: Filing Fee for Variance and Special Option  
Item No. 415 Harry Singler - Petitioner  
B B030\*\*\*\*\*2001000 2012F

VALIDATION OR SIGNATURE OF CASHIER





2 yr. storage required	1,841 c.f.
10 yr. storage required	2,585 c.f.
100 yr. storage required	2,879 c.f.
Parking lot storage provided	2,879 c.f.

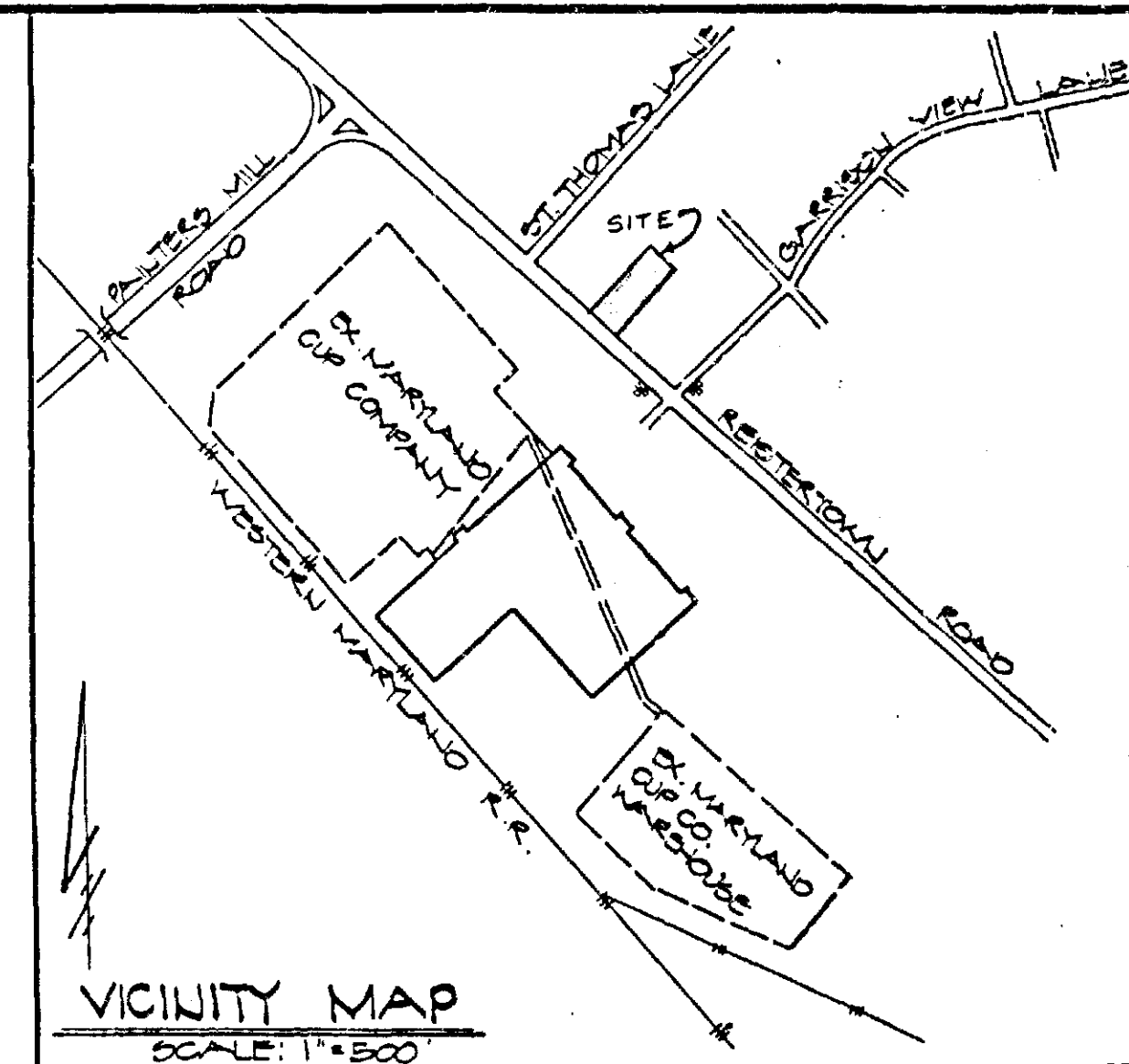


- 1 EXTENDED VALUES NO AREA AND C-ALGEB  
GRAPES ON SOUTH SIDE OF SITE
- 2 ADDED PLANTING AREA SET BACK ON NORTH-  
SIDE TO ALLOW FOR TRUCK MANEUVERING
- 3 INDICATED BUILDING TO BE SPRAYED
- 4 ADDED NOTE ON LOCATION OF ACCESS TO ADJACENT SITE
- 5 REVISED PARKING LAYOUTS LAYOUT AND COMPROMISES
- 6 REVISED SITE PLAN, FLOOR AREA RATIO AND GPT
- 7 C-ALGEB ENTRANCE RADIUS TO SITE

PERIOD 250757	
107 FLOOR	2000 SF - 300 = 7375
207 FLOOR	5900 SF - 500 = 11875
307 FLOOR	5900 SF - 300 = 11875
	TOTAL 30975

1422 00 7857 257  
 30 75 = 25 x 5  
 2 504 = 2 x 251 x 2  
 7 874 427 75 = 86 x 5  
 TOTAL: 39 75

GROSS RO 24,300 SF @ 25% = 6080 SF:  
 4. AOS PRO/757 U 20 ZONE: 4513 SF = 18.5%  
 ~ VARIANCE: RECOVERED: 1850 %  
 LOS A/A 13.5 U 22 ZONE: 2900 SF:  
 TOTAL A/A 13.5 LOS 7173 SF:



2 ELECTION DISTRICT ..... 3  
 2 COUNCILMANIC DISTRICT ..... 3  
 3 JENSEN TOTAL ..... 40370  
 4 WATERSEWER ..... 27  
 5 SUBSEWERSEWER ..... 67  
 6 NET DATA  
     SITE AREA ..... 05746 ± 24,650 SF ± TOTAL  
     GROSS AREA ..... 09346 ± 27,050 SF ± TOTAL  
     DR. W. NET AREA ± 2900 SF ± GROSS AREA ± 3260 SF ±  
     20. NET AREA ± 2100 SF ± GROSS AREA ± 24390 SF ±  
     3.17.70 COVERAGE ..... 5440 SF  
     TOTAL FLOOR AREA ..... 13,825 SF  
     PARKING REQUIRED ..... 31 PS.  
     PARKING PROVIDED ..... 83 PS

7 DEBT REFERENCE ..... 5846/75  
8 TAX ACCOUNT NO ..... 03-23-00025  
9 FLOOR AREA RATIO  
PERMITTED ..... 50  
\* SHOWN ..... 13,825 + 24,390 = 57

- 6 GEOLOGICAL INFORMATION  
 (SEE ENVIRONMENTAL EFFECTS REPORT)
  - 1 NO WETLANDS OR OTHER AREAS
  - 2 NO ARCHEOLOGICAL SITES
  - 3 NO ENDANGERED SPECIES
  - 4 NO HAZARDOUS MATERIALS
- 7 LIGHTING SHALL BE DESIGNED SO AS NOT TO REFLECT  
 DAYS TOWARD ADJACENT RESIDENCES OR INTERFERE  
 WITH TRAFFIC (MAX - EIGHT 8 FEET)
- 8 LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE  
 WITH APPROPRIATE REGULATIONS
- 9 PAVING TO BE SCREENED FROM ADJACENT RESIDENCES  
 BY SMALL SHRUB EVERGREEN PLANTINGS & FENCES  
 (TYPICAL OF N COMBINATION WITH)

SOIL TYPE	BUILDINGS 3 STY OR LESS	STREET PARKING LOT
	W/ BSMT	W/O BSMT
En32	SLIGHT	SLIGHT
En62	MODERATE	MODERATE
		SEV. SLOPE

3 7204.P.L.E USE -GENERAL OFFICE  
4 A2T 14V12.4=173.0  
5  
6 NO OF EMPLOYEES APPROXIMATE MAXIMUM OF 40  
7  
8 10-20 OF OPERATION - 7AM. TO 5PM  
9  
10 EX CULTURE -----520-----  
11  
12 PROP CULTURE -----520-----  
13  
14 PROP 534 - SUBJECT TO SECT. 203.3C  
15  
16 VARIABLES REQUESTED \*  
17  
18 SEE GENERAL NOTES 9 AND 10'S REQUIREMENT TABLE  
19  
20 SITE 5 SEVERE BY VTA 203 ROUTE # 7 AND # 47X  
21  
22 HAND-CAID RAMP TO BE PROVIDED WHERE APPLICABLE  
23  
24 HEIGHT OF BUILDING 35' EXCLUDING 4' PARAPET WALL  
25  
26 PAYING TO CONSIST OF A DRAINABLE SURFACE  
27  
28 TOTAL SITE FLOOR AREA RATIO 13,825 + 27,650 = .50  
29  
30 TOTAL SITE AOS 7,473 - 27,650 .27%  
31  
32 TOTAL LATES VARIANCE  
33  
34 EX ST L3 SEPT CANK TO BE REMOVED

PLAN TO ACCOMPANY A PETITION  
FOR A SPECIAL EXCEPTION FOR A  
CLASS 'B' OFFICE BUILDING, AND  
DIMENSIONS FOR A O.S., FLOOR AREA  
RATIO AND SIGN

ST. THOMAS PROFESSIONAL BUILDING

FORMERLY ST THOMAS GREEN  
BALTIMORE COUNTY, MD. APRIL 4, 1986  
PLANNING NO. \_\_\_\_\_ SCALE: 1" = 20'  
PUBLIC SERVICES C2G.N0. - 86126

CHANGES WOULD BE IN LINE WITH ORIGINAL REQUEST  
6/22/87

1. RELOCATED BUILDING AND ADJUSTED PARKING
2. ADDED TURNAROUND AND FIRE LANE
3. REVISED AOS LIMITATIONS AND REQUIREMENTS
4. REVISED ROW LINE IN REAR OF LOT AND ADJUSTED SITE DATA
5. ADJUSTED FLOOR AREA RATIO
6. ADDED NOTE ON EXISTING SEPTIC SYSTEM
7. ADDED POSSIBLE FUTURE ACCESS TO ADJACENT COMMERCIAL SITE
8. ADDED STORM WATER MANAGEMENT AREA IN FRONT OF BUILDING
9. INDICATED ILLUMINATION OF IDENTIFICATION SIGN

1. LABELED FUTURE R/W ON REISTERSTOWN ROAD
2. INDICATED CLOSEST FIRE HYDRANTS
3. INDICATED RADIUS ON ENTRANCE
4. ADDED NOTES "25' TROUGH" \*31
5. REVISED HATCH CAP PARKING SPACES AND ADDED 5 FEWALK
6. REVISED LOS REQUIREMENT AND PARKING TABULAR DATA
7. RELOCATED PUMPSTATION
8. CHANGED OWNER AND ADDED CONTRACT PURCHASE
9. ADDED PROPERTY OWNER ACROSS REISTERSTOWN ROAD
10. INDICATED S.W.M. AREA ON PARKING LOT
11. REVISED FLOOR AREA RATIO
12. SHOWED PRIVATE SEWER COLLECTION
13. REVISED NOTES "9.20 AL7 24
14. REVISED FLOOR AREA RATIO
15. SHOWED TYPICAL CURB OPENING
16. EXTENDED 6' PLANTING STRIP ALONG REISTERSTOWN ROAD
17. INDICATED RETAIL STORES
18. REVISED TITLE
19. ADDED SIGN INFORMATION



**GEORGE WILLIAM STEPHENS, JR.  
AND ASSOCIATES, INC.**

CIVIL ENGINEERS &amp; LAND SURVEYORS

303 ALLEGHENY AVENUE  
TOWSON, MARYLAND 21204  
(301) 825-8120

**GWS**



## STORM WATER MANAGEMENT DATA

Soil Group "B"

## Existing Conditions:

D.A.	0.48 AC. ±
RCN	64
2 yr. flow	0.40 cfs
10 yr. flow	1.17 cfs
100 yr. flow	2.20 cfs

## Proposed Conditions:

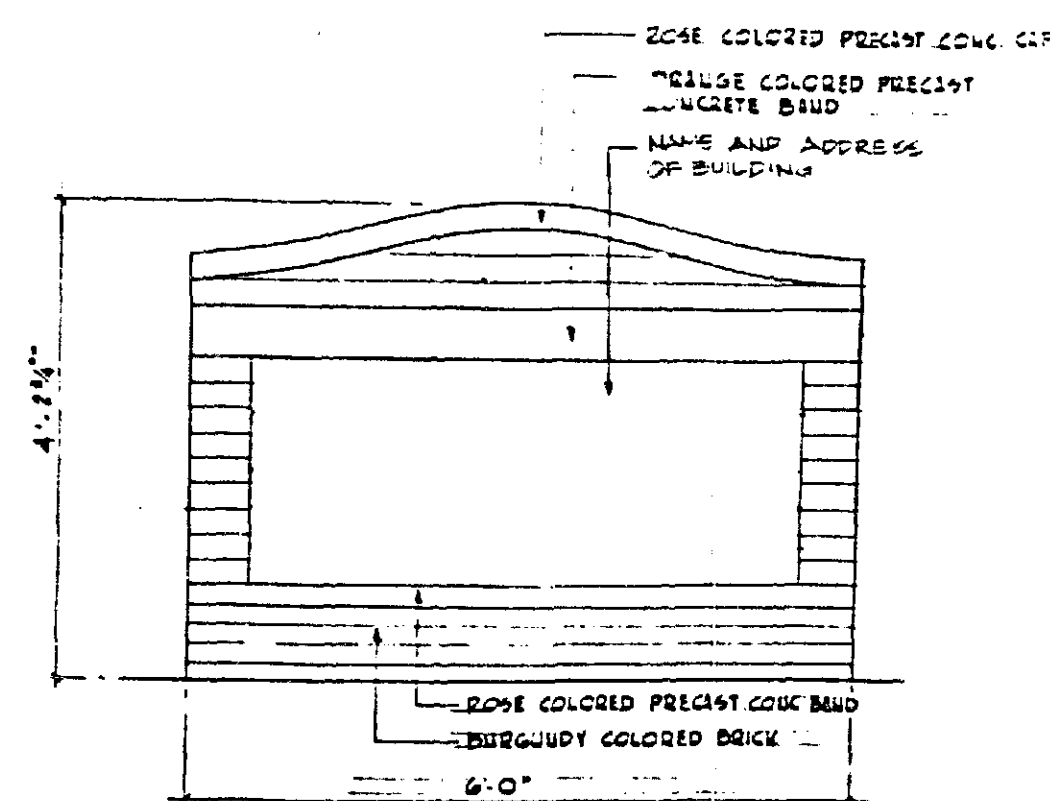
## Routed &amp; Managed

D.A.	0.46 AC. ±
RCN	93
2 yr. flow	1.69 cfs
10 yr. flow	2.97 cfs
100 yr. flow	4.33 cfs

## Not Routed

D.A.	0.11 AC. ±
RCN	76
2 yr. flow	0.18 cfs
10 yr. flow	0.42 cfs
100 yr. flow	0.70 cfs

2 yr. storage required	1,841 c.f.
10 yr. storage required	2,585 c.f.
100 yr. storage required	2,879 c.f.
Parking lot storage provided	2,879 c.f.



## IDENTIFICATION SIGN

2 PANEL: 4'25\"/>

SWEETHEART PROPERTIES, INC.  
6870/157  
03-13-025131

## REVISIONS MAY 2, 1986

1. LABELED FUTURE 2/W ON REISTERSTOWN ROAD
2. INDICATED CLOSEST FIRE HYDRANTS
3. INDICATED RADIUS ON HYDRANTS
4. ADDED NOTES #25 THROUGH #31
5. REVISED HANDICAP PARKING SPACES AND ADDED 5 DEMARK
6. REVISED A.O.S. REQUIREMENT AND PARKING TABULATION
7. RELOCATED PUMPSTZ
8. CHANGED OWNER AND ADDED CONTRACT PURCHASER
9. ADDED PROPERTY OWNER ACROSS REISTERSTOWN ROAD
0. INDICATED S.W.M. AREA ON PARKING LOT
1. REVISED FLOOR AREA RATIO
2. SHOWED PRIVATE SEWER CONNECTION
3. REVISED NOTES # 9, 20 AND 24
4. REVISED FLOOR AREA RATIO
5. SHOWED TYPICAL CURB OPENING
6. EXTENDED 6' PLANTING STRIP ALONG REISTERSTOWN ROAD
7. INDICATED RETAIL STORES
8. REVISED TITLE
9. ADDED SIGN INFORMATION



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## ST THOMAS LANE

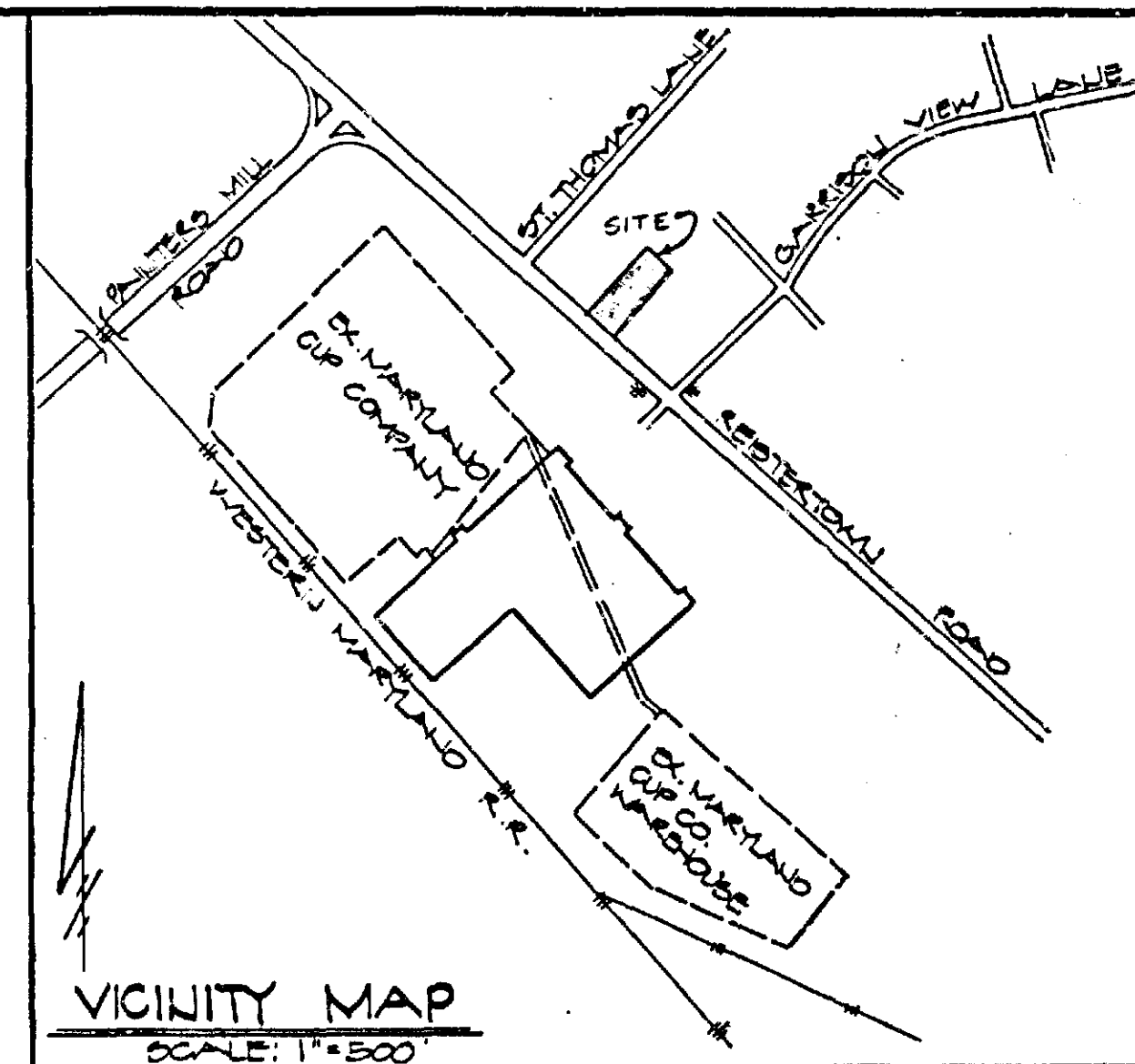
## PARKING TABULATION

1ST FLOOR	2200 SF	-300	= 73 PS
2ND FLOOR	5900 SF	-500	= 118 PS
3RD FLOOR	5900 SF	-500	= 118 PS
TOTAL			= 309 PS

2ND FLOOR	5900 SF	-500	= 118 PS
3RD FLOOR	5900 SF	-500	= 118 PS
TOTAL			= 236 PS

## AOS REQUIREMENT

GROSS 20 23,965 SF @ 25% = 5991 SF  
\* AOS PROVIDED 20 ZONE = 4645 SF @ 25% = 1161 SF  
\* VARIANCE REQUESTED: 185 SF  
\* AOS AVAILABLE 20 ZONE = 3702 SF  
TOTAL AVAILABLE AOS = 6247 SF



## GENERAL NOTES

1. ELECTION DISTRICT 3
2. COUNCILMANIC DISTRICT 3
3. CENSUS TRACT 403701
4. WATERSHED 27
5. SUBWATERSHED 27
6. SITE DATA
 

NET AREA	05744 ± 25,000 SF: TOTAL
GROSS AREA	06444 ± 28,000 SF: TOTAL
20 - NET AREA	23,965 SF: GROSS AREA = 4035 SF
20 - NET AREA	21,205 SF: GROSS AREA = 23,965 SF
BUILDING COVERAGE	5440 SF
TOTAL FLOOR AREA	14,000 SF
PARKING REQUIRED	31 PS
PARKING PROVIDED	44 PS
(INCLUDES 2 HANDICAP SPACES & 9 STALLER SPACES)	
7. DEED REFERENCE 5846/75
8. TAX ACCOUNT NO. 03-23-000425
9. FLOOR AREA RATIO PERMITTED 50
- \* SHOWN 14,000 ± 23,965 = 50
10. GEOLOGICAL INFORMATION (SEE ENVIRONMENTAL EFFECTS REPORT)
11. NO WETLANDS OR CRITICAL AREAS
12. NO REMEDIATION REQUIRED
13. NO ENDANGERED SPECIES
14. NO HAZARDOUS MATERIALS
15. LIGHTING SHALL BE ERRECTED SO AS NOT TO REFLECT LIGHT TOWARD ADJACENT RESIDENCES OR INTERFERE WITH TRAFFIC (MAX. HEIGHT 8 FEET)
16. LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH APPROPRIATE REGULATIONS
17. PARKING TO BE SCREENED FROM ADJACENT RESIDENCES BY MAINT. EVERGREEN PLANTINGS & FENCES (FENCES OF 6' OR IN COMBINATION WITH)
18. SOIL TYPE
 

SOIL TYPE	BUILDINGS 3 STY OR LESS	STREETS & PARKING LOTS
SH2	SLIGHT	SLIGHT
SH2	MODERATE	MODERATE
SH2	MODERATE	SEV. SLOPE

SOIL TYPE	BUILDINGS 3 STY OR LESS	STREETS & PARKING LOTS
SH2	SLIGHT	SLIGHT
SH2	MODERATE	MODERATE
SH2	MODERATE	SEV. SLOPE

9. PRINCIPLE USE - GENERAL OFFICE
10. NO. OF EMPLOYEES APPROXIMATE MAXIMUM OF 40
11. HOURS OF OPERATION - 7 AM. TO 9 PM
12. EX. CONTIGUOUS - 520
13. EX. CONTIGUOUS - 520
14. PROP. 50N - SUBJECT TO SECT. 2033C
15. VARIANCES REQUESTED \* SEE GENERAL NOTES #9 AND AOS REQUIREMENT TABLE
16. SITE IS SERVED BY MTA BUS ROUTE #7 AND #47X
17. HANDICAP RAMP TO BE PROVIDED WHERE APPLICABLE
18. HEIGHT OF BUILDING 35' EXCLUDING A PARAPET WALL
19. PAVING TO CONSIST OF A DURABLE PUST-FREE SURFACE
20. TOTAL SITE FLOOR AREA RATIO 14,000 ± 28,000 = 50
21. TOTAL SITE AOS 6247 ± 28,000 = 29 %
- \* 1/2 CATES VARIANCE

5/23/86

# 415

REVISED PLANS

Office

CONTRACT PURCHASER  
E. PETE SUMMERS ET AL  
6 PARKERS MILL ROAD, SUITE C  
JANESVILLE, MARYLAND 21136  
301-383-4600

OWNER  
HARRY L. SKYTZ  
6 PARKERS MILL ROAD  
REISTERSTOWN, MARYLAND 21136  
(301) 833-3034

C.R.G. PLAN  
# 415  
FLAT TO ACCOMPANY A PETITION FOR A SPECIAL EXCEPTION FOR A CLASS "B" OFFICE BUILDING, AND VARIANCES FOR A.O.S., FLOOR AREA RATIO AND SIGN FOR  
ST. THOMAS PROFESSIONAL BUILDING  
FORMERLY ST THOMAS GREEN  
BALTIMORE COUNTY, MD  
APRIL 14, 1986  
PLANNING NO. 26120  
PUBLIC SERVICES DEPT. 26120  
SCALE: 1" = 20'

6/22/87